

## \$399,900 - 505 11109 84 Avenue, Edmonton

MLS® #E4425062

**\$399,900**

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This fabulous concrete building only 6 floors high is situated on the U of A campus, just steps to the University Hospital and comes with two titled underground parking stalls. Located on a quiet street, this fabulous corner unit has a sunny and bright southeast exposure. Perfect for the busy professional or students who are sharing, this condo offers two bedrooms, two full baths, in-suite laundry and two titled underground parking stalls, one stall located right next to the elevator. An open concept floorplan with lots of big windows. Other features include in-suite laundry, corner gas fireplace, barbecue gas hook-up on the large balcony, High Efficiency furnace, and a new air-conditioning unit. Water utility is included in the condo fee and pets are allowed with Board approval. Parking located on the P1 level and visitor parking behind the building and on the street.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425062  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 924       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2003                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 505 11109 84 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2W4             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 6   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Hardie Board Siding  |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 15          |
| Condo Fee      | \$481            |

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Listing information last updated on April 18th, 2025 at 2:32am MDT