

# \$349,900 - 11166 83 Avenue, Edmonton

MLS® #E4419114

**\$349,900**

2 Bedroom, 1.50 Bathroom, 1,192 sqft  
Condo / Townhouse on 0.00 Acres

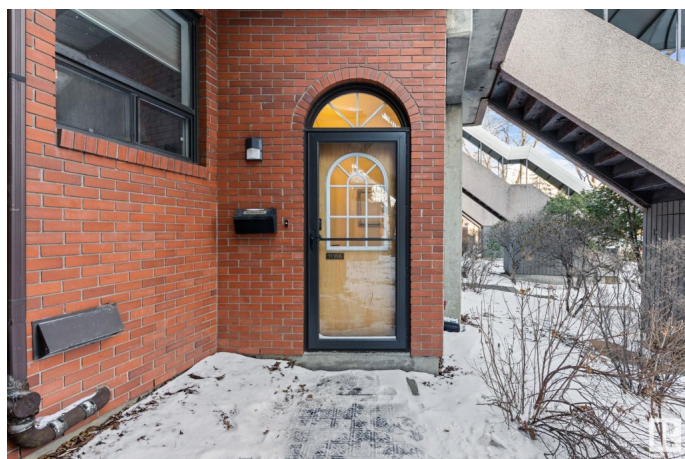
Garneau, Edmonton, AB

This charming 2-story Garneau townhome is perfectly situated within walking distance to the University of Alberta, Stollery Hospital, U of A campus, LRT, theaters, restaurants, shopping, and the lively Whyte Avenue/Strathcona district. Featuring 2 bedrooms + den, this home boasts hardwood flooring, vaulted ceilings, and large windows that fill the space with natural light, creating an open and airy atmosphere—perfect for plant lovers! As the cooler weather sets in, enjoy the cozy ambiance of the wood-burning fireplace in the living room, complemented by the warmth of in-floor heating in the kitchen and bathroom. Your vehicle will be protected year-round in the heated underground parkade. When spring returns, unwind and dine on the quaint patio at the back. This is a wonderful opportunity in a prime location!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419114  |
| Price          | \$349,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,192     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1981              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11166 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0V1         |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Vaulted Ceiling |
| Parking   | Underground                      |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer |
| Heating      | Hot Water, Natural Gas                                     |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Brick                    |
| Exterior Features | Public Transportation, Schools |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Brick                    |
| Foundation        | Concrete Perimeter             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 78                 |
| Zoning         | Zone 15            |
| Condo Fee      | \$803              |

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Listing information last updated on April 12th, 2025 at 6:17pm MDT