

## \$309,000 - 105 11011 86 Avenue, Edmonton

MLS® #E4445916

**\$309,000**

2 Bedroom, 1.50 Bathroom, 1,051 sqft

Condo / Townhouse on 0.00 Acres

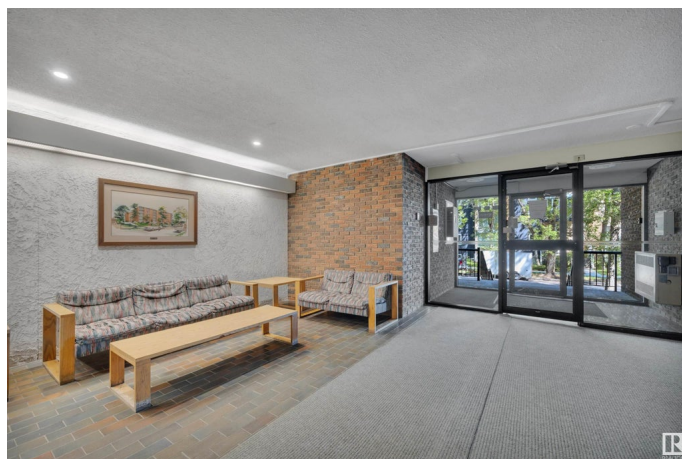
Garneau, Edmonton, AB

Just steps from the University and nestled in the heart of Garneau, this beautifully maintained 2 bedroom, 1.5 bath corner unit offers exceptional value and unbeatable location. With over 1,050 sq ft of well-designed space, this second-level home is filled with natural light, and features two private balconies, in-suite laundry, and a modern kitchen with stainless steel appliances. Bonus features include 2 in-suite storage rooms and secure underground parking. Whether you're a student, faculty member, or investor, you'll appreciate being walking distance to the University, caf  s, Whyte Ave, shopping, and transit. Don't miss your chance to own in one of Edmonton's most desirable and walkable neighbourhoods!

Built in 1978

### Essential Information

MLS® #	E4445916
Price	\$309,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,051
Acres	0.00



Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	105 11011 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0X1

### Amenities

Amenities	Storage-In-Suite
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	9
Zoning	Zone 15
Condo Fee	\$684

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 12:17pm MDT