

## \$350,000 - 305 11103 84 Avenue, Edmonton

MLS® #E4446108

**\$350,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

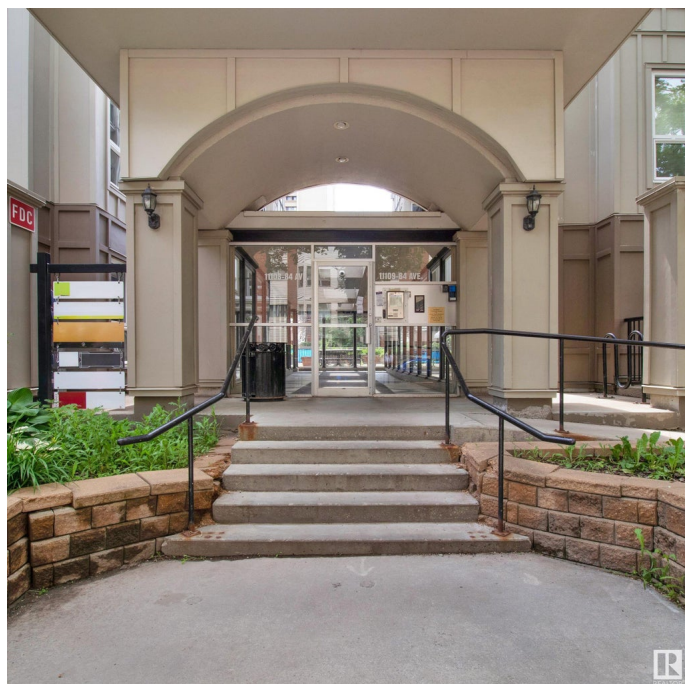
Garneau, Edmonton, AB

Bright and beautifully situated, this southwest corner suite in University Plaza is just steps from the University of Alberta Hospital and campus. Surrounded by the tree lined streets of Garneau, this open-concept unit offers generous natural light through large windows and features a spacious living area with a cozy corner gas fireplace. The kitchen includes a raised breakfast bar and pantry, making it ideal for everyday living and entertaining. With two bedrooms and two full bathrooms, one with a walk-through closet and private ensuite, the layout offers comfort and functionality. Enjoy outdoor relaxation on the south-facing balcony with a gas line for barbecuing. Additional highlights include in-suite laundry and a titled underground parking stall in the heated parkade. University Plaza is a quiet, concrete building in an unbeatable location, close to the LRT, shopping, river valley trails, Whyte Avenue, and all that campus life has to offer.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446108  |
| Price      | \$350,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 11103 84 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2X4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Visitor, Patio, Secured Parking, Security Door |
| Parking Spaces | 1  |
| Parking        | Heated, Stall, Underground                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel   |
| # of Stories      | 6  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Hardie Board Siding                   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Hardie Board Siding                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025  
Days on Market                8  
Zoning                              Zone 15  
Condo Fee                        \$469



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