

## \$309,900 - 502 11111 82 Avenue, Edmonton

MLS® #E4446484

**\$309,900**

2 Bedroom, 1.50 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This building is located in the desired community of GARNEAU and steps away from University of Alberta campus!!!! This ideal AIR-CONDITIONED unit comes with a large living room featuring a FIREPLACE and 50" Plasma TV. The adjacent dining area is next to a spacious kitchen which comes with all your essential appliances and BREAKFAST BAR. The master bedroom features an ENSUITE BATHROOM and WALK-IN CLOSET. There is a second bedroom and extra 2-piece bathroom. This condo has been FRESHLY PAINTED!!!! Enjoy the summer on the large balcony with beautiful campus view. This unit comes with the convenience of IN-SUITE LAUNDRY and UNDERGROUND TITLED parking stall. Close to all amenities including shopping, restaurants, public transportation, LRT, University Campus, River Valley, Kinsmen Rec Centre and Downtown!!!!

Built in 2000

### Essential Information

MLS® #	E4446484
Price	\$309,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	868
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	502 11111 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T3

### Amenities

Amenities	Air Conditioner, Intercom, Secured Parking, Security Door, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
Days on Market	5
Zoning	Zone 15
Condo Fee	\$592

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