

\$319,900 - 1703 11027 87 Avenue, Edmonton

MLS® #E4448718

\$319,900

2 Bedroom, 1.50 Bathroom, 1,111 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

FANTASTIC RIVER VALLEY / DOWNTOWN VIEW from this 17th floor Condo !! STEPS TO THE U OF A !! This 1170 sqft, 2-bedroom, 1 Den, 1 and a half bathroom unit is in the North East corner of Claridge House, located at 11027 87 Avenue, and close to transportation, restaurants, coffee shops, and quick access to Whyte Avenue. The seller will upgrade all the carpet to vinyl plank, and the work is expected to be completed around August 13th. This unit comes with an in-suite laundry, central air conditioning, an extra storage room on the balcony, and 1 TITLED U/G PARKING. Amenities include a main floor party room and a pool. The condo fee includes heat, water, electricity, all the utilities, and an on-site caretaker. Great opportunity for students, University employees, and Investors!!

Built in 1979

Essential Information

MLS® #	E4448718
Price	\$319,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.00



Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1703 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

Amenities

Amenities	Air Conditioner, Detectors Smoke, Intercom, See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick
Exterior Features	Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 19th, 2025
-------------	-----------------

Days on Market	42
Zoning	Zone 15
Condo Fee	\$834

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 August 30th, 2025 at 9:02pm MDT