

\$318,800 - 12 11016 86 Avenue, Edmonton

MLS® #E4445192

\$318,800

2 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

DARE TO COMPARE this trendy & spacious (1187 sqft) 2 bedroom unit with U/G parking in the heart of the U of A. INVESTORS! Fantastic LOCATION, SIZE & LAYOUT! ONLY a 2-5 minute walk to campus, hospital, coffee shops, restaurants, grocery store, and great access to Edmonton river valley trails. This unit offers QUIET living space on 2 levels & includes a large open living/dining rm with wood burning fireplace, bright & spacious kitchen with all appliances (incl. freezer), a nook area that would make a great study area on the main as well as a 2nd sitting/study area on the lower level, 1 bath on each level & your own laundry room. This is a very special & unique home in an 8 unit Boutique complex. You will appreciate all the large windows that allows East, South & West SUNLIGHT into the unit throughout. There is also a lovely courtyard you walk through to access your home, guest parking & U/G heated parking. You won't find a better location & price for such a unique home in this area... Must see!

Built in 1981

Essential Information

MLS® # E4445192

Price \$318,800

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,187
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	12 11016 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W9

Amenities

Amenities	Parking-Visitor
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
# of Stories	2
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Park, Garneau
Middle	Mount Carmel, McKernan
High	JH Picard, Strathcona

Additional Information

Date Listed	July 1st, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	\$508

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