

\$309,900 - 11176 83 Avenue, Edmonton

MLS® #E4442514

\$309,900

2 Bedroom, 1.50 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Garneau Mews is a cozy, charming townhouse complex is located less than a block from the UofA hospital & just off campus with mature landscaping creating extra privacy. Within 1-5 blocks are: Whyte Ave & the heart of Strathcona; an LRT Station; groceries; banks; restaurants; & the river valley trail system. This 1,150 sq ft, 2 level unit offers: 2 spacious bedrooms upstairs; 1.5 bathrooms; a kitchen with newer white cabinets + a pass through opening to the dining room & raised living room. Off the living room is a brand new glass atrium opening to a patio & treed area; newer vinyl plank flooring throughout main floor plus new carpets in most of upper level; a 3-sided wood burning fireplace; high vaulted ceilings; 1 underground heated parking stall; visitor parking out back; & more! The complex has replaced windows & shingles in the last 10 years. Condo Fee includes heat, water, sewage & garbage which explains the higher amount;

Built in 1981

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4442514 |
| Price | \$309,900 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,150 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11176 83 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0V1 |

Amenities

| | |
|----------------|-------------------------------------------------------|
| Amenities | Patio, Secured Parking, Walkout Basement, See Remarks |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|--------------|---------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Granite Surround, See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Brick |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof | Asphalt Shingles |

Construction Wood, Brick
Foundation Concrete Perimeter



Additional Information

Date Listed June 12th, 2025
Days on Market 4
Zoning Zone 15
Condo Fee \$990

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Listing information last updated on June 16th, 2025 at 8:32am MDT