

\$488,800 - 306 11111 82 Avenue, Edmonton

MLS® #E4444626

\$488,800

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

STEPS TO THE U OF A CAMPUS! This is an **UPGRADED** 1349 sq.ft. **EXECUTIVE** condo with 3 **BEDROOMS** & 2 full baths. **CORNER UNIT** with an open floor plan, 9' ceilings, gas fireplace & a large wrap around balcony with a gas BBQ line. The kitchen features oak cabinetry, tons of counterspace, newer stainless steel appliances & an eating bar. Bright open concept living area with a huge bank of windows with south & east exposures! Hardwood flooring in the living & dining room & 3rd bedroom. The primary bedroom has a private ensuite with a soaker tub, corner shower & bidet. Two additional bedrooms & a 3 piece main bathroom. **IN-SUITE LAUNDRY ROOM** with a sink & extra storage. Central A/C. Hunter Douglas blinds throughout. 2 **TITLED UNDERGROUND PARKING #88, 89.**

Secure building. Condo fees includes heat/water. Excellent location 1/2 block to the U of A Hospital & a few blocks to the U of A campus, close to coffee shops, restaurants, transportation & quick access to downtown. Shows very well! Move in ready!

Built in 2000

Essential Information

MLS® # E4444626

Price \$488,800



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	306 11111 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Instant, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Tile Surround
# of Stories	11
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Composition
Exterior Features	Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	22
Zoning	Zone 15
Condo Fee	\$921

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