

## \$274,900 - 604 11027 87 Avenue, Edmonton

MLS® #E4454653

**\$274,900**

1 Bedroom, 1.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

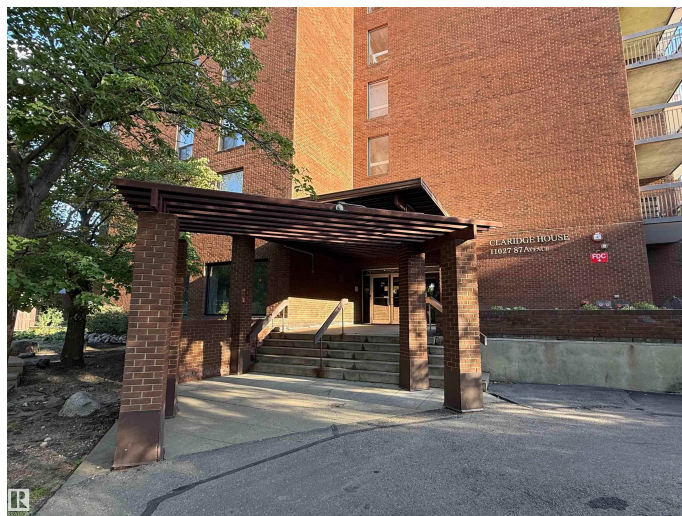
Garneau, Edmonton, AB

This stunning 6th floor one-bedroom unit offers breathtaking downtown and river valley views from a spacious north east facing balcony. Designed with modern living in mind, the open-concept layout features 983 sq ft of living space which includes a large living and dining area with fireplace, spacious kitchen with ample cabinets and a generous primary bedroom with wall-to-wall closets. There is In-suite laundry and a good size storage room just off the balcony area that can store bikes, etc. Upgrades include: laminate flooring, ceramic floor tile in bathroom & laundry area, newer carpet in bedroom, newer kitchen and bathroom counters, Hunter Douglas blinds, lighting and paint. Additional highlights include one heated underground parking spot, all utilities included in condo fees of \$660.02/month (heat, water, sewer & power), and access to a highly desirable location just steps from the University of Alberta, University Hospital, LRT, and vibrant Whyte Avenue.

Built in 1979

### Essential Information

MLS® #	E4454653
Price	\$274,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	983
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	604 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 25th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$660



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Listing information last updated on August 26th, 2025 at 9:18am MDT