

## **\$329,900 - 14 11016 86 Avenue, Edmonton**

MLS® #E4442057

**\$329,900**

2 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Incredible value in an unbeatable location - just steps from the UofA Campus & Hospital, the vibrant shops, restaurants & nightlife of Whyte Avenue & the river valley at your doorstep! This spacious 2-bedroom, 1.5-bathroom townhouse offers 1,280 sq. ft. of beautifully renovated living space across two fully developed levels. The upper floor is perfect for entertaining, featuring a bright & airy living room with a cozy fireplace. The dining area opens up to the fully updated kitchen-complete with granite look countertops, stainless steel appliances & ample storage space. Downstairs, the versatile bonus room makes a great home office or an extra family room which opens directly onto a private patio. Both bedrooms offer generous closet space and boast large windows that fill the rooms with natural light. A stylish 5-piece bathroom & in-suite laundry complete the lower level. This small, well-managed, recently updated complex offers comfort & an unmatched lifestyle in the heart of the city!

Built in 1981

### **Essential Information**

MLS® # E4442057

Price \$329,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14 11016 86 Avenue |
| Area        | Edmonton           |
| Subdivision | Garneau            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6G 0W9            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Water   |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, |

|              |  |
|--------------|--|
|              | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco   |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 15         |
| Condo Fee      | \$519           |

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Listing information last updated on June 16th, 2025 at 2:02pm MDT