

## \$204,900 - 207 11011 86 Avenue, Edmonton

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MLS® #E4426242

**\$204,900**

1 Bedroom, 1.00 Bathroom, 733 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This stylish concrete and steel condo in the heart of Garneau is perfect for students and professionals alike. Overlooking a charming tree-lined street, the unit features a spacious living area, a well-appointed kitchen, in-suite laundry, and tiled heated underground parking. With visitor parking available, with a large balcony for entertaining. Enjoy unbeatable walkability with quick access to the University of Alberta, U of A Hospital, Café Leva, the scenic river valley, Kinsmen Recreation Centre, LRT, Whyte Avenue, and more. A prime opportunity just in time for the academic year.



Built in 1978

### Essential Information

MLS® #	E4426242
Price	\$204,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	733
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment

Status Active

## Community Information

Address 207 11011 86 Avenue  
Area Edmonton  
Subdivision Garneau  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6G 0X1

## Amenities

Amenities Air Conditioner, Intercom, Pa  
Parking Heated, Parkade, Single Indc

## Interior

Appliances Dishwasher-Built-In, Dryer,  
Washer, Window Coverings  
Heating Hot Water, Natural Gas  
# of Stories 5  
Stories 1  
Has Basement Yes  
Basement None, No Basement

## Exterior

Exterior Concrete, Brick  
Exterior Features Public Transportation, School  
Roof Tar & Gravel  
Construction Concrete, Brick  
Foundation Concrete Perimeter

## School Information

Elementary Garneau K-6  
Middle McKernan K-9  
High Strathcona 10-12

## Additional Information

Date Listed March 15th, 2025  
Days on Market 38  
Zoning Zone 15



Condo Fee                \$500

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