

## \$324,000 - 103 11025 83 Avenue, Edmonton

MLS® #E4447927

**\$324,000**

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Bright, Stylish & Ideally Located! Updated 2 bed, 2 bath condo located near the University of Alberta and UofA hospital. Immaculate corner unit boasts an open-concept layout, newer LVP flooring, updated lighting, and an abundance of natural light through large windows. Enjoy your morning coffee or evening unwind on the spacious covered balcony overlooking a picturesque, tree-lined street with a bike lane. The fully equipped kitchen features a raised eating bar—ideal for casual dining or entertaining. The cozy gas fireplace adds warmth and charm on winter nights, while the thoughtful layout with bedrooms on opposite sides provides privacy—perfect for roommates or guests. Additional highlights include in-suite laundry, underground heated parking with storage, dedicated bike storage, and access to a serene courtyard. Just steps from the University, LRT, river valley trails, restaurants, shopping, and transit. Pet-friendly with board approval—this is the perfect home for students or young professional.

Built in 2000

### Essential Information

MLS® # E4447927

Price \$324,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,058                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 11025 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 5G3             |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Underground                                                                                                                                |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                           |
| # of Stories      | 5                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                        |
| Construction      | Wood, Stone, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 79              |
| Zoning         | Zone 15         |
| Condo Fee      | \$547           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 2nd, 2025 at 12:32pm MDT