

## \$217,000 - 402 11011 86 Avenue, Edmonton

MLS® #E4442202

**\$217,000**

2 Bedroom, 1.50 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

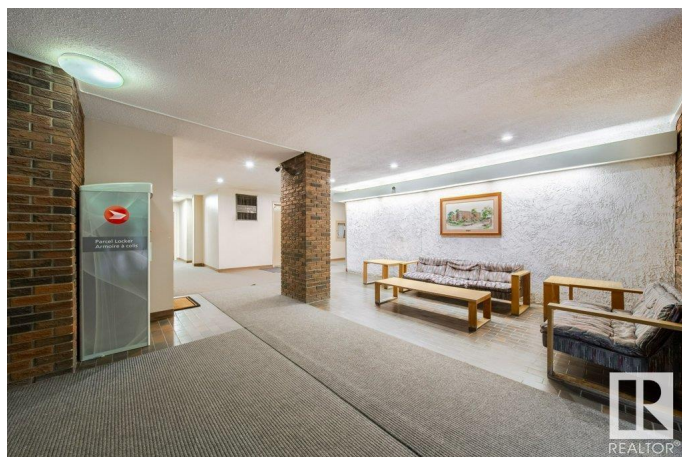
Garneau, Edmonton, AB

AMAZING LOCATION in Garneau Place (CONCRETE BUILDING). 2 bedrooms (separated), 1.5 baths, 1 underground TITLED parking stall #52, 2 covered balconies and an enclosed storage room off one of the balconies, also in suite storage room. CORNER UNIT with spacious Living/Dining Room, kitchen and IN SUITE laundry (full size washer/dryer). PRIMARY bedroom has 2 piece ensuite, 2 closets and a balcony, 2nd bedroom also has 2 closets. NEW vinyl plank flooring throughout, NEW stove, NEW lighting in bathrooms and kitchen, NEWER paint & NEWER VINYL windows. HEAT/WATER incl. Only 8 UNITS PER FLOOR.. WALKABLE to the University of Alberta, U of A Hospital, transit, LRT, Public Transportation, River Valley trails, shopping, restaurants, Whyte Ave. Close to Kinsmen Rec Centre, Downtown and so much more. Visitor parking as well.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442202  |
| Price      | \$217,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 11011 86 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0X1             |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Heated, Parkade, Underground                                                                                                |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                             |
| # of Stories      | 5                                                                                                            |
| Stories           | 5                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, See Remarks                                                                                            |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                              |
| Exterior Features | Back Lane, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                 |
| Construction      | Concrete, Brick                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                3  
Zoning                              Zone 15  
Condo Fee                        \$677

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