

## \$388,800 - 211 11039 83 Avenue, Edmonton

MLS® #E4436989

**\$388,800**

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Ideally located near the University of Alberta and the U of A Hospital, this executive 2-bedroom, 2-bathroom condo offers 1,074 sq. ft. of stylish living space on the 2nd floor—perfect for students or young professionals. Just steps from the vibrant amenities of Whyte Avenue in the heart of the University District. Bright and welcoming with high ceilings and large windows, this unit features an open-concept kitchen, dining, and living area complete with a cozy fireplace. Maple cabinetry adds warmth throughout the home. The spacious primary suite includes a stand-up shower ensuite, and there's ample storage for your convenience. Relax or entertain on the large private balcony. Includes a titled underground heated parking stall for added comfort and security.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436989  |
| Price          | \$388,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,074     |
| Acres          | 0.00      |
| Year Built     | 2000      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 211 11039 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2V6             |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking-Visitor                |
| Parking Spaces | 1                              |
| Parking        | Heated, Parkade, Single Indoor |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 49             |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$551   |

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Listing information last updated on July 4th, 2025 at 2:33pm MDT