

## \$338,800 - 11140 83 Avenue, Edmonton

MLS® #E4443792

**\$338,800**

3 Bedroom, 1.50 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover vibrant city living in Garneau, this expansive 3-bedroom condo is ideally positioned near the University of Alberta and U of A Hospital. At 1,411 sq ft, this stylish townhouse offers abundant space, comfort, and natural sunlight that cascades from its striking cathedral ceilings. Enjoy sleek, updated finishes, including vinyl plank flooring in the inviting living area, plush new carpets in the bedrooms, and rich hardwood in the kitchen and dining spaces. The contemporary kitchen, featuring stainless appliances, is perfect for hosting gatherings or relaxing family meals. Extras include a distinctive loft space, in-suite laundry, and a private deck, making this home ideal for professionals, young families, or university students craving convenience and elegance. Experience the urban charm and unmatched accessibility to Whyte Avenue, LRT, River Valley, & more. Your perfect lifestyle awaits!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443792  |
| Price      | \$338,800 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,411             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11140 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0V1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Vaulted Ceiling |
| Parking   | Underground                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 15         |
| Condo Fee      | \$865           |

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