

## \$399,900 - 505 11109 84 Avenue, Edmonton

MLS® #E4425062

**\$399,900**

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This fabulous concrete building only 6 floors high is situated on the U of A campus, just steps to the University Hospital and comes with two titled underground parking stalls. Located on a quiet street, this fabulous corner unit has a sunny and bright southeast exposure. Perfect for the busy professional or students who are sharing, this condo offers two bedrooms, two full baths, in-suite laundry and two titled underground parking stalls, one stall located right next to the elevator. An open concept floorplan with lots of big windows. Other features include in-suite laundry, corner gas fireplace, barbecue gas hook-up on the large balcony, High Efficiency furnace, and a new air-conditioning unit. Water utility is included in the condo fee and pets are allowed with Board approval. Parking located on the P1 level and visitor parking behind the building and on the street.

Built in 2003

### Essential Information

MLS® #	E4425062
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	924



Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	505 11109 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W4

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Hardie Board Siding
Exterior Features	Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 10th, 2025
Days on Market	40
Zoning	Zone 15
Condo Fee	\$481

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