

Courtesy Of Randy M Arndt Of Front Door Real Estate

## **\$379,900 - 201 11111 82 Avenue, Edmonton**

MLS® #E4431382

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,173 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to this executive 2-bedroom, 2-bathroom end-unit condo offering the perfect blend of upgrades, thoughtful design, & unbeatable location. Situated directly on Whyte Ave, you'll enjoy being steps away from Edmonton's most trendy shops, restaurants, cafes, & nightlife, w/ the U of A just minutes away; ideal for students, professionals, or anyone seeking vibrant urban living. Inside, the layout is both inviting & functional, anchored by a two-sided fireplace, and electric heated floors that creates a cozy ambiance between the living & dining spaces. Recent renovations elevate the home with fresh paint, quartz countertops, custom cabinetry, porcelain tile flooring, & built-in closet organizers. The south-west wrap-around balcony offers a great outdoor escape, while the Murphy bed in the second bedroom adds flexibility for guests or home office needs. You'll also appreciate the comfort of central AC, the convenience of in-suite laundry, & the security of a heated underground parking stall.

Built in 2000

### **Essential Information**

MLS® #	E4431382
Price	\$379,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 11111 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T3

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Extra, Security Door, Sprinkler System-Fire, Storage Cage
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Metal
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$797

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 April 20th, 2025 at 8:17am MDT