

\$318,800 - 12 11016 86 Avenue, Edmonton

MLS® #E4435143

\$318,800

2 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

AMAZING LOCATION, LIVING SPACE and PRICE! You will LOVE this Modern & Spacious 1187 sqft of living space, offering 2 Bedrooms, 2 Baths, 2 Living Rms & Underground parking in the heart of the U of A. It's ONLY a 2-5 minute walk to campus, hospital, coffee shops, restaurants, grocery store, and great access to Edmonton river valley trails. This unit offers QUIET living space on 2 levels & includes a large open Living/Dining Rm with F/P, bright & spacious Kitchen with all appliances, a nook area that would make a great study area on the main as well as a 2nd sitting/study area on the lower level, 1 bath on each level & In suite laundry. This is a very special & unique home in a Boutique complex. You will appreciate all the large windows that allows East, South & West SUNLIGHT into the unit throughout. There is also a lovely courtyard you walk through to access your home, guest parking & U/G heated parking. You won't find a better location & price for such a unique home in this area...Must see!

Built in 1981

Essential Information

MLS® # E4435143

Price \$318,800



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,187
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	12 11016 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W9

Amenities

Amenities	Parking-Visitor
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
# of Stories	2
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Windsor Park, Garneau
Middle	Mount Carmel, McKernan
High	JH Picard, Strathcona

Additional Information

Date Listed	May 8th, 2025
Days on Market	45
Zoning	Zone 15
Condo Fee	\$508

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 June 22nd, 2025 at 1:17pm MDT