

## \$329,900 - 11016 86 Avenue, Edmonton

MLS® #E4442057

**\$329,900**

2 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Incredible value in an unbeatable location - just steps from the UofA Campus & Hospital, the vibrant shops, restaurants & nightlife of Whyte Avenue & the river valley at your doorstep! This spacious 2-bedroom, 1.5-bathroom townhouse offers 1,280 sq. ft. of beautifully renovated living space across two fully developed levels. The upper floor is perfect for entertaining, featuring a bright & airy living room with a cozy fireplace. The dining area opens up to the fully updated kitchen-complete with granite look countertops, stainless steel appliances & ample storage space. Downstairs, the versatile bonus room makes a great home office or an extra family room which opens directly onto a private patio. Both bedrooms offer generous closet space and boast large windows that fill the rooms with natural light. A stylish 5-piece bathroom & in-suite laundry complete the lower level. This small, well-managed, recently updated complex offers comfort & an unmatched lifestyle in the heart of the city!

Built in 1981

### Essential Information

MLS® # E4442057

Price \$329,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 15
Condo Fee	\$519

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