

## \$199,800 - 406 11511 27 Avenue, Edmonton

MLS® #E4464986

**\$199,800**

2 Bedroom, 2.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Amazing investment opportunity. Choose to purchase one or more of these cash flowing properties, each sold with a long term tenant already in place. Located in one of Edmonton's most desirable areas, this impeccably maintained building offers exceptional value. This corner unit is one of the best in the building, top floor, spacious and bright with tons of windows and natural light. The open concept kitchen flows into the dining and living areas, perfect for modern living. Featuring 2 bedrooms, 2 bathrooms, underground parking, spacious wrap around balcony- this home offers comfort and convenience. The building is professionally managed with an on site manager and world class security, providing peace of mind in a great neighborhood. Enjoy easy access to the Henday and Whitemud, plus nearby shopping, restaurants, schools and parks. A strong investment with a 5 percent cap rate, this is an opportunity you do not want to miss.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464986  |
| Price     | \$199,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 910                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 406 11511 27 Avenue |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7J8             |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Underground                                                                                       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 6th, 2025  
Days on Market                6  
Zoning                              Zone 16  
Condo Fee                        \$514

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Listing information last updated on November 12th, 2025 at 3:02pm MST