

# \$179,900 - 604 11007 83 Avenue, Edmonton

MLS® #E4416358

**\$179,900**

2 Bedroom, 1.00 Bathroom, 1,088 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This two-bedroom condo unit, with an unbelievable University of Alberta/Hospital location, is an investors dream! The property features nearly 1,100 square feet of bright and open-concept living space. Galley kitchen with ample cabinetry and large adjacent dining space. The living room features large windows and patio sliders onto a private balcony with gorgeous city views. Primary bedroom is absolutely massive with a walk-in closet. Good sized secondary bedroom and 4-piece main bathroom just outside the door. **ADDITIONAL FEATURES:** Large pantry/storage, parking stall, excellent proximity to some of Edmonton's best restaurants, shopping and much more!

Built in 1967

## Essential Information

MLS® #	E4416358
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1967
Type	Condo / Townhouse



Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	604 11007 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T9

### **Amenities**

Amenities	Parking-Visitor, Security Door, See Remarks
Parking	Stall

### **Interior**

Appliances	None
Heating	Baseboard, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 19th, 2024
Days on Market	126
Zoning	Zone 15
RE / Bank Owned	Yes
Condo Fee	\$726

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