

## \$388,800 - 11039 83 Avenue, Edmonton

MLS® #E4436989

**\$388,800**

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Ideally located near the University of Alberta and the U of A Hospital, this executive 2-bedroom, 2-bathroom condo offers 1,074 sq. ft. of stylish living space on the 2nd floor—perfect for students or young professionals. Just steps from the vibrant amenities of Whyte Avenue in the heart of the University District. Bright and welcoming with high ceilings and large windows, this unit features an open-concept kitchen, dining, and living area complete with a cozy fireplace. Maple cabinetry adds warmth throughout the home. The spacious primary suite includes a stand-up shower ensuite, and there's ample storage for your convenience. Relax or entertain on the large private balcony. Includes a titled underground heated parking stall for added comfort and security.

Built in 2000

### Essential Information

MLS® #	E4436989
Price	\$388,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	2000



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	11039 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2V6

### Amenities

Amenities	Parking-Visitor
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	May 16th, 2025
Days on Market	31
Zoning	Zone 15
Condo Fee	\$551

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Listing information last updated on June 15th, 2025 at 9:47pm MDT