

# \$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  | 120                 |
| Zoning          | Zone 15             |
| RE / Bank Owned | Yes                 |
| Condo Fee       | \$726               |

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Listing information last updated on April 18th, 2025 at 1:47pm MDT