

\$318,800 - 12 11016 86 Avenue, Edmonton

MLS® #E4435143

\$318,800

2 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

AMAZING LOCATION, LIVING SPACE and PRICE! You will LOVE this Modern & Spacious 1187 sqft of living space, offering 2 Bedrooms, 2 Baths, 2 Living Rms & Underground parking in the heart of the U of A. It's ONLY a 2-5 minute walk to campus, hospital, coffee shops, restaurants, grocery store, and great access to Edmonton river valley trails. This unit offers QUIET living space on 2 levels & includes a large open Living/Dining Rm with F/P, bright & spacious Kitchen with all appliances, a nook area that would make a great study area on the main as well as a 2nd sitting/study area on the lower level, 1 bath on each level & In suite laundry. This is a very special & unique home in a Boutique complex. You will appreciate all the large windows that allows East, South & West SUNLIGHT into the unit throughout. There is also a lovely courtyard you walk through to access your home, guest parking & U/G heated parking. You won't find a better location & price for such a unique home in this area...Must see!

Built in 1981

Essential Information

MLS® # E4435143

Price \$318,800



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,187 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 12 11016 86 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0W9 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Corner |
| # of Stories | 2 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

| | |
|-------------------|--|
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Windsor Park, Garneau |
| Middle | Mount Carmel, McKernan |
| High | JH Picard, Strathcona |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 40 |
| Zoning | Zone 15 |
| Condo Fee | \$508 |

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Listing information last updated on June 17th, 2025 at 8:17pm MDT