

## \$295,000 - 502 11011 86 Avenue, Edmonton

MLS® #E4451917

**\$295,000**

2 Bedroom, 1.50 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Spacious, remodelled, 1,030 sq ft TOP FLOOR END UNIT in the secure concrete Garneau Place. Walk to the U of A, schools, shopping, restaurants and steps to the river valley! This well laid out floor plan includes a primary bedroom with ensuite, in suite laundry, kitchen with SS appliances and an abundance of cabinets. dining area, living room, built in book shelf, storage room, 2nd bedroom and and 4 piece bathroom. There are TWO BALCONIES and TWO STORAGE ROOMS. Hardwood flooring throughout, tile in the bathrooms. Titled underground parking stall. GREAT UNIT IN A FANTASTIC LOCATION! WELCOME HOME!

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451917          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,030             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |



|          |                   |
|----------|-------------------|
| Sub-Type | Lowrise Apartment |
| Style    | Penthouse         |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 502 11011 86 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0X1             |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                                |
| Parking        | Heated, Stall, 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      | 5                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                          |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                             |
| Construction      | Concrete, Brick                                                          |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$677   |

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Listing information last updated on August 12th, 2025 at 8:32pm MDT