

## \$217,000 - 402 11011 86 Avenue, Edmonton

MLS® #E4442202

**\$217,000**

2 Bedroom, 1.50 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

AMAZING LOCATION in Garneau Place (CONCRETE BUILDING). 2 bedrooms (separated), 1.5 baths, 1 underground TITLED parking stall #52, 2 covered balconies and an enclosed storage room off one of the balconies, also in suite storage room. CORNER UNIT with spacious Living/Dining Room, kitchen and IN SUITE laundry (full size washer/dryer). PRIMARY bedroom has 2 piece ensuite, 2 closets and a balcony, 2nd bedroom also has 2 closets. NEW vinyl plank flooring throughout, NEW stove, NEW lighting in bathrooms and kitchen, NEWER paint & NEWER VINYL windows. HEAT/WATER incl. Only 8 UNITS PER FLOOR.. WALKABLE to the University of Alberta, U of A Hospital, transit, LRT, Public Transportation, River Valley trails, shopping, restaurants, Whyte Ave. Close to Kinsmen Rec Centre, Downtown and so much more. Visitor parking as well.

Built in 1978

### Essential Information

MLS® #	E4442202
Price	\$217,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,044
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 11011 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0X1

### Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Concrete, Brick
Exterior Features	Back Lane, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                4  
Zoning                              Zone 15  
Condo Fee                        \$677

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