

Courtesy Of Darlene Strang Of RE/MAX Real Estate

## **\$488,800 - 306 11111 82 Avenue, Edmonton**

MLS® #E4444626

**\$488,800**

3 Bedroom, 2.00 Bathroom, 1,349 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**STEPS TO THE U OF A CAMPUS!** This is an **UPGRADED** 1349 sq.ft. **EXECUTIVE** condo with 3 **BEDROOMS** & 2 full baths. **CORNER UNIT** with an open floor plan, 9' ceilings, gas fireplace & a large wrap around balcony with a gas BBQ line. The kitchen features oak cabinetry, tons of counterspace, newer stainless steel appliances & an eating bar. Bright open concept living area with a huge bank of windows with south & east exposures! Hardwood flooring in the living & dining room & 3rd bedroom. The primary bedroom has a private ensuite with a soaker tub, corner shower & bidet. Two additional bedrooms & a 3 piece main bathroom. **IN-SUITE LAUNDRY ROOM** with a sink & extra storage. Central A/C. Hunter Douglas blinds throughout. 2 **TITLED UNDERGROUND PARKING #88, 89.** Secure building. Condo fees includes heat/water. Excellent location 1/2 block to the U of A Hospital & a few blocks to the U of A campus, close to coffee shops, restaurants, transportation & quick access to downtown. Shows very well! Move in ready!

Built in 2000

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4444626  |
| Price  | \$488,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,349                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 11111 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T3             |

### Amenities

|                |                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Instant, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                               |
| Parking        | Double Indoor, Heated, Underground                                                                                                                              |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Double Sided, Tile Surround                                                                                                                  |
| # of Stories      | 11                                                                                                                                           |
| Stories           | 1                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                            |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Concrete, Composition                  |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                           |
| Construction      | Concrete, Composition                  |
| Foundation        | Concrete Perimeter                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 15         |
| Condo Fee      | \$921           |

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Listing information last updated on August 2nd, 2025 at 1:02pm MDT