

## \$338,800 - 11140 83 Avenue, Edmonton

MLS® #E4443792

**\$338,800**

3 Bedroom, 1.50 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover vibrant city living in Garneau, this expansive 3-bedroom condo is ideally positioned near the University of Alberta and U of A Hospital. At 1,411 sq ft, this stylish townhouse offers abundant space, comfort, and natural sunlight that cascades from its striking cathedral ceilings. Enjoy sleek, updated finishes, including vinyl plank flooring in the inviting living area, plush new carpets in the bedrooms, and rich hardwood in the kitchen and dining spaces. The contemporary kitchen, featuring stainless appliances, is perfect for hosting gatherings or relaxing family meals. Extras include a distinctive loft space, in-suite laundry, and a private deck, making this home ideal for professionals, young families, or university students craving convenience and elegance. Experience the urban charm and unmatched accessibility to Whyte Avenue, LRT, River Valley, & more. Your perfect lifestyle awaits!

Built in 1981

### Essential Information

MLS® #	E4443792
Price	\$338,800
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,411
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11140 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0V1

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Vaulted Ceiling
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
Days on Market	33
Zoning	Zone 15
Condo Fee	\$865

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