

## \$299,900 - 502 11111 82 Avenue, Edmonton

MLS® #E4446484

**\$299,900**

2 Bedroom, 1.50 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This building is located in the desired community of GARNEAU and steps away from University of Alberta campus!!!! This ideal AIR-CONDITIONED unit comes with a large living room featuring a FIREPLACE and 50" Plasma TV. The adjacent dining area is next to a spacious kitchen which comes with all your essential appliances and BREAKFAST BAR. The master bedroom features an ENSUITE BATHROOM and WALK-IN CLOSET. There is a second bedroom and extra 2-piece bathroom. This condo has been FRESHLY PAINTED!!!! Enjoy the summer on the large balcony with beautiful campus view. This unit comes with the convenience of IN-SUITE LAUNDRY and UNDERGROUND TITLED parking stall. Close to all amenities including shopping, restaurants, public transportation, LRT, University Campus, River Valley, Kinsmen Rec Centre and Downtown!!!!

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446484  |
| Price      | \$299,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 868                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 502 11111 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T3             |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Intercom, Secured Parking, Security Door, See Remarks |
| Parking   | Underground                                                            |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| # of Stories      | 10                                                                               |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 15        |
| Condo Fee      | \$592          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 9:17pm MDT