

## \$209,800 - 407 11011 86 Avenue, Edmonton

MLS® #E4447117

### \$209,800

1 Bedroom, 1.00 Bathroom, 729 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

GORGEOUS TREE LINE VIEWS from this upgraded 1 bedroom condo in GARNEAU PLACE conveniently located just a short walk to the U of A, University Hospital and close to transportation, restaurants, coffee shops, the river valley, Kinsmen and quick access to Whyte Avenue and Downtown. Enjoy the beautiful views from the large north facing private balcony that also has extra storage. The condo features a spacious living and dining room and the kitchen has maple cabinetry with plenty of storage and newer stainless steel appliances. Laminate flooring. Included is the fridge, ceramic top stove, built-in microwave, dishwasher, INSUITE WASHER AND DRYER and a TITLED UNDERGROUND PARKING STALL. This is a pet friendly CONCRETE BUILDING with great views in a very convenient location. Shows very well!

Built in 1978

### Essential Information

MLS® #	E4447117
Price	\$209,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	729



Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 11011 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0X1

### Amenities

Amenities	Deck, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Private Setting, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$502

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