

\$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 | 35 |
| Zoning | Zone 15 |
| Condo Fee | \$921 |

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Listing information last updated on July 31st, 2025 at 11:32am MDT