

## **\$329,800 - 903 11027 87 Avenue, Edmonton**

MLS® #E4435406

**\$329,800**

2 Bedroom, 1.50 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

SPECTACULAR DOWNTOWN VIEWS from this 2 bedroom 1.5 Bathroom CORNER UNIT in CLARIDGE HOUSE conveniently located steps to the U of A & close to transportation, restaurants, coffee shops & quick access to Whyte Avenue & Downtown. This condo has great views with a large north facing balcony with extra storage. North & east exposures. White cabinets in the kitchen with white appliances, an eating area & pantry. Spacious living & dining rooms. The 2nd bedroom is across from the 4 piece bathroom. The primary suite has plenty of space for an office as well. Also there is a 2 piece ensuite. Included is the fridge, stove, dishwasher, INSUITE MIELE WASHER & DRYER, TWO TITLED UNDERGROUND PARKING, all window coverings, freezer & A/C. The condo fee includes all the utilities + the building maintenance, management & caretaker. There is also a party room & visitor parking.

Built in 1979

### **Essential Information**

MLS® #	E4435406
Price	\$329,800
Bedrooms	2
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,130
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	903 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel

Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$834

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