

# \$309,000 - 105 11011 86 Avenue, Edmonton

MLS® #E4454208

**\$309,000**

2 Bedroom, 1.50 Bathroom, 1,051 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Just steps from the University and nestled in the heart of Garneau, this beautifully maintained 2 bedroom, 1.5 bath corner unit offers exceptional value and unbeatable location! With over 1,050 sq ft of well-designed space, this second-level home is filled with natural light, and features two private balconies, in-suite laundry, and a modern kitchen with stainless steel appliances. Bonus features include 2 in-suite storage rooms and secure underground parking. Whether you're a student, faculty member, or investor, you'll appreciate being walking distance to the University, caf  s, Whyte Ave, shopping, and transit. Don't miss your chance to own in one of Edmonton's most desirable and walkable neighbourhoods!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454208  |
| Price          | \$309,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,051     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 11011 86 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0X1             |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Storage-In-Suite |
| Parking Spaces | 1                |
| Parking        | Underground      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                             |
| # of Stories      | 5                                                                                                                             |
| Stories           | 5                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                          |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Concrete, Brick                                                                          |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 15           |
| Condo Fee      | \$684             |

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 September 9th, 2025 at 2:32pm MDT