

\$329,900 - 11016 86 Avenue, Edmonton

MLS® #E4442057

\$329,900

2 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Incredible value in an unbeatable location - just steps from the UofA Campus & Hospital, the vibrant shops, restaurants & nightlife of Whyte Avenue & the river valley at your doorstep! This spacious 2-bedroom, 1.5-bathroom townhouse offers 1,280 sq. ft. of beautifully renovated living space across two fully developed levels. The upper floor is perfect for entertaining, featuring a bright & airy living room with a cozy fireplace. The dining area opens up to the fully updated kitchen-complete with granite look countertops, stainless steel appliances & ample storage space. Downstairs, the versatile bonus room makes a great home office or an extra family room which opens directly onto a private patio. Both bedrooms offer generous closet space and boast large windows that fill the rooms with natural light. A stylish 5-piece bathroom & in-suite laundry complete the lower level. This small, well-managed, recently updated complex offers comfort & an unmatched lifestyle in the heart of the city!

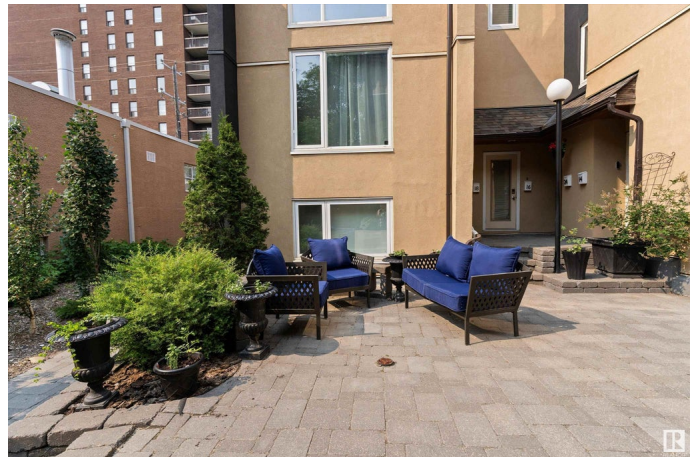
Built in 1981

Essential Information

MLS® # E4442057

Price \$329,900

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,281 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11016 86 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0W9 |

Amenities

| | |
|----------------|---|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, See Remarks |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Water |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, |

| | |
|--------------|--|
| | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 15 |
| Condo Fee | \$519 |

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Listing information last updated on June 16th, 2025 at 4:02am MDT