

## \$325,000 - 102 11109 84 Avenue, Edmonton

MLS® #E4452804

**\$325,000**

1 Bedroom, 2.00 Bathroom, 743 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This stylish one bedroom plus den condo, complete with two full bathrooms, is perfect for those seeking unbeatable proximity to the University Area. Step inside and be greeted by a bright, open layout with soaring 9 foot ceilings. The well appointed kitchen has lots of cabinet space, a convenient breakfast bar, and a smart, functional design that connects to the inviting living space. Large windows draw your eye to the balcony, while a charming corner gas fireplace adds warmth and sophistication to the room. The spacious primary suite features a walk through closet leading to a private ensuite with a deep soaker tub. The versatile den offers the perfect spot for a home office or quiet reading nook. Enjoy the convenience of in-suite laundry, secure underground parking, and the solid peace of mind that comes with a quality concrete building. Whether you're a dedicated student, busy professional, or simply value easy access to the University of Alberta and its hospital, this condo is a winning choice.

Built in 2003

### Essential Information

MLS® # E4452804

Price \$325,000

Bedrooms 1



Bathrooms	2.00
Full Baths	2
Square Footage	743
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 11109 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W4

### Amenities

Amenities	Ceiling 9 ft., Intercom, No Smoking Home, Security Door, Social Rooms
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stone, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Picnic Area, Public Swimming Pool, Public Transportation, Schools

Roof	Tar & Gravel
Construction	Concrete, Brick, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$343

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