

## \$315,000 - 902 11111 82 Avenue, Edmonton

MLS® #E4447961

**\$315,000**

1 Bedroom, 1.50 Bathroom, 871 sqft

Condo / Townhouse on 0.00 Acres

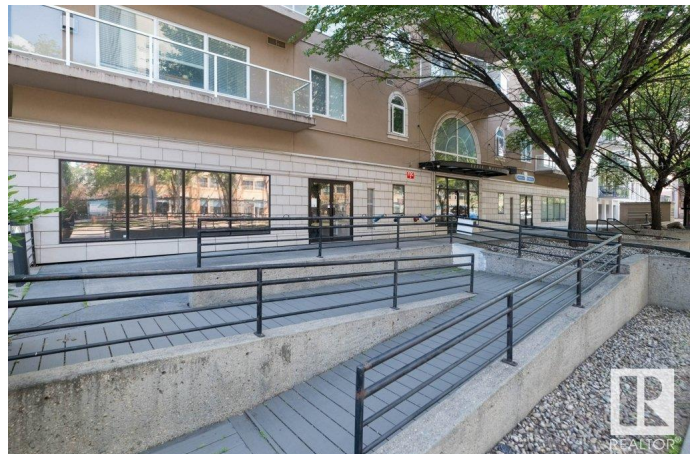
Garneau, Edmonton, AB

\*\*\*PROPERTY ON WHYTE GEM\*\*\*WELL MANAGED CONCRETE HIGHRISE BUILDING, IN SUITE LAUNDRY, UNDERGROUND PARKING W/STORAGE CAGE, 1 LARGE BEDROOM PLUS DEN, 1.5 BATH, 9TH FLOOR WITH AMAZING WEST FACING VIEWS & RIGHT NEXT DOOR TO THE U OF A CAMPUS. This unit provides 871 sqft of WELL LAID OUT living space including a large updated kitchen, dining area, spacious living room with GAS FIREPLACE, primary bedroom with WALK-IN CLOSET, FULL ENSUITE, a LARGE DEN (which could be legally used as a bedroom if desired), half bath and IN SUITE LAUNDRY with storage space. This unit has been FRESHLY PAINTED, NOW HAS FLAT STYLE CEILINGS, NEWER APPLIANCES and has been well cared for. With this location you don't even need a car as everything is within walking distance.

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447961  |
| Price      | \$315,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 871                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 902 11111 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T3             |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage Cage |
| Parking   | Underground                                                                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Mantel                                                                                       |
| # of Stories      | 10                                                                                           |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Concrete, Stucco                    |
| Exterior Features | Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                        |
| Construction      | Concrete, Stucco                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                17  
Zoning                              Zone 15  
Condo Fee                        \$592

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