

\$269,800 - 1204 11027 87 Avenue, Edmonton

MLS® #E4452138

\$269,800

1 Bedroom, 1.00 Bathroom, 868 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

DOWNTOWN & RIVER VALLEY VIEWS from this spacious 1 bedroom 868 sq.ft. condo in CLARIDGE HOUSE conveniently located steps to the U of A, close to transportation, restaurants, coffee shops & quick access to Whyte Avenue & Downtown. Open concept layout with the kitchen open to the dining & living room. Oak cabinetry with lots of storage. Vinyl plank flooring in the dining & living room. Step onto the east facing balcony with great views of Downtown & the river valley. Also, there is a storage room on the balcony. 4 piece bathroom next to the primary suite. Included is the fridge, stove, dishwasher, INSUITE WASHER & DRYER, A/C & TITLED UNDERGROUND PARKING #112. The condo fees include all the utilities & the building maintenance, management & caretaker. Party room & visitor parking.

Built in 1979

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4452138 |
| Price | \$269,800 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 868 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1979 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1204 11027 87 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 2P9 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| 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, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof | Tar & Gravel |
| Construction | Concrete, Brick |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

| | |
|----------------|---------|
| Days on Market | 10 |
| Zoning | Zone 15 |
| Condo Fee | \$660 |

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Listing information last updated on August 18th, 2025 at 4:32pm MDT