

## \$299,900 - 11176 83 Avenue, Edmonton

MLS® #E4442514

**\$299,900**

2 Bedroom, 1.50 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Garneau Mews is a cozy, charming townhouse complex is located less than a block from the UofA hospital & just off campus with mature landscaping creating extra privacy. Within 1-5 blocks are: Whyte Ave & the heart of Strathcona; an LRT Station; groceries; banks; restaurants; & the river valley trail system. This 1,150 sq ft, 2 level unit offers: 2 spacious bedrooms upstairs; 1.5 bathrooms; a kitchen with newer white cabinets + a pass through opening to the dining room & raised living room. Off the living room is a brand new glass atrium opening to a patio & treed area; newer vinyl plank flooring throughout main floor plus new carpets in most of upper level; a 3-sided wood burning fireplace; high vaulted ceilings; 1 underground heated parking stall; visitor parking out back; & more! The complex has replaced windows & shingles in the last 10 years. Condo Fee includes heat, water, sewage & garbage which explains the higher amount;

Built in 1981

### Essential Information

MLS® #	E4442514
Price	\$299,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	11176 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0V1

### **Amenities**

Amenities	Patio, Secured Parking, Walkout Basement, See Remarks
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround, See Remarks
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	70
Zoning	Zone 15
Condo Fee	\$990

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