

## \$299,000 - 102 11109 84 Avenue, Edmonton

MLS® #E4452804

**\$299,000**

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 \$299,000

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 | 59                |
| Zoning         | Zone 15           |
| Condo Fee      | \$343             |

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Listing information last updated on October 11th, 2025 at 11:02am MDT