

\$329,900 - 14 11016 86 Avenue, Edmonton

MLS® #E4442057

\$329,900

2 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Incredible value in an unbeatable location - just steps from the UofA Campus & Hospital, the vibrant shops, restaurants & nightlife of Whyte Avenue & the river valley at your doorstep! This spacious 2-bedroom, 1.5-bathroom townhouse offers 1,280 sq. ft. of beautifully renovated living space across two fully developed levels. The upper floor is perfect for entertaining, featuring a bright & airy living room with a cozy fireplace. The dining area opens up to the fully updated kitchen-complete with granite look countertops, stainless steel appliances & ample storage space. Downstairs, the versatile bonus room makes a great home office or an extra family room which opens directly onto a private patio. Both bedrooms offer generous closet space and boast large windows that fill the rooms with natural light. A stylish 5-piece bathroom & in-suite laundry complete the lower level. This small, well-managed, recently updated complex offers comfort & an unmatched lifestyle in the heart of the city!

Built in 1981

Essential Information

MLS® # E4442057

Price \$329,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	14 11016 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W9

Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 12th, 2025
Days on Market	11
Zoning	Zone 15
Condo Fee	\$519

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 7:02am MDT