

## \$344,000 - 103 11025 83 Avenue, Edmonton

MLS® #E4447927

**\$344,000**

2 Bedroom, 2.00 Bathroom, 1,058 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Bright, Stylish & Ideally Located! Welcome to this updated 2 bed, 2 bath condo in the heart of the University area. Immaculate corner unit boasts an open-concept layout, newer LVP flooring, updated lighting, and an abundance of natural light through large windows. Enjoy your morning coffee or evening unwind on the spacious covered balcony overlooking a picturesque, tree-lined street with a bike lane. The fully equipped kitchen features a raised eating barâ€”ideal for casual dining or entertaining. The cozy gas fireplace adds warmth and charm on winter nights, while the thoughtful layout with bedrooms on opposite sides provides privacyâ€”perfect for roommates or guests. Additional highlights include in-suite laundry, underground heated parking with storage, dedicated bike storage, and access to a serene courtyard. Just steps from the University, LRT, river valley trails, restaurants, shopping, and transit. Pet-friendly with board approvalâ€”this is the perfect home for students or young professional.

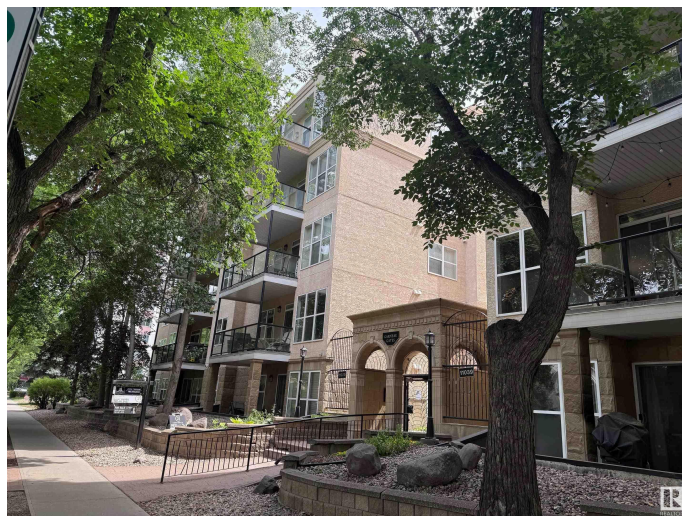
Built in 2000

### Essential Information

MLS® # E4447927

Price \$344,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 11025 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5G3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	6
Zoning	Zone 15
Condo Fee	\$547

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Listing information last updated on July 21st, 2025 at 1:47am MDT