

## \$365,000 - 308 11103 84 Avenue, Edmonton

MLS® #E4448705

**\$365,000**

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located in the heart of Garneau just steps from the UofA Hospital and Campus, this 810 sq. ft. 2-bed, 2-bath condo offers an ideal blend of comfort and convenience. With a bright, open-concept layout, the unit features a functional kitchen and dining area, spacious living room with a cozy corner gas fireplace, and large windows that fill the space with natural light. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom and full bath offer flexibility for guests or roommates. The upgrades included with this unit are new hot water tank, dishwasher and all countertops. Enjoy the balcony with BBQ hookup, in-suite laundry, high-efficiency furnace, A/C, and titled heated underground parking. Situated in a quiet, secure concrete building with elevator access, close to the LRT, river valley, Whyte Ave, shopping, cafes, and more. Pet-friendly with Board approval, this home is perfect for students, professionals, or anyone looking to live near Edmonton's best amenities.

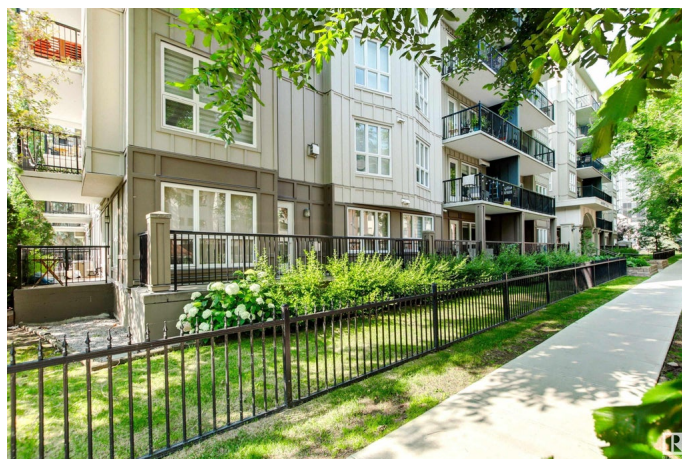
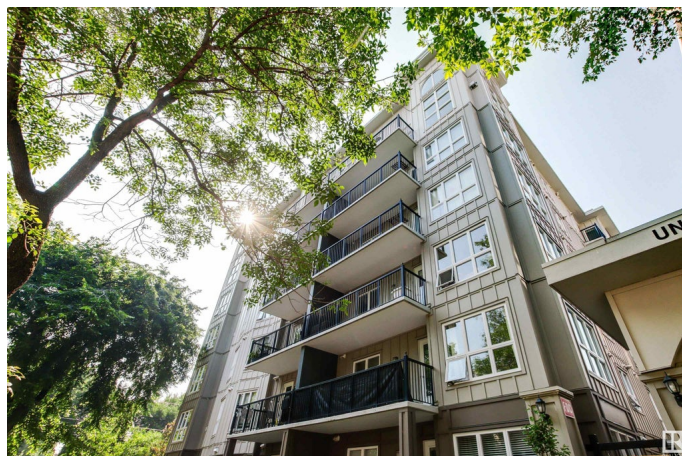
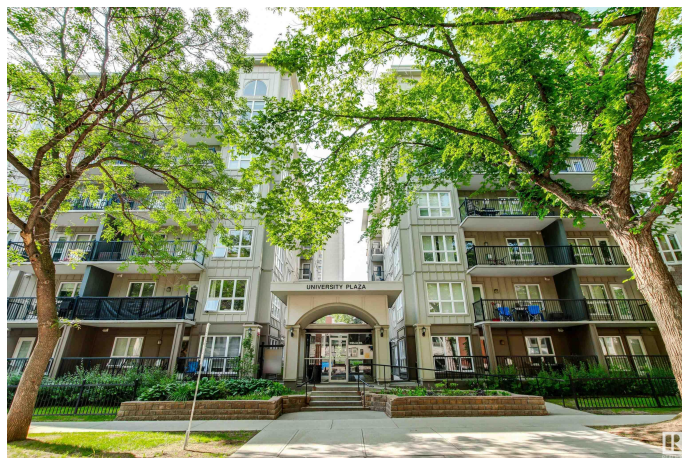
Built in 2003

### Essential Information

MLS® # E4448705

Price \$365,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 11103 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2X4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, Intercom, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Insulated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Hardie Board Siding
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby, See

	Remarks
Roof	Tar & Gravel
Construction	Concrete, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	Zone 15
Condo Fee	\$414

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Listing information last updated on July 23rd, 2025 at 6:17pm MDT