

## **\$319,900 - 1703 11027 87 Avenue, Edmonton**

MLS® #E4448718

**\$319,900**

2 Bedroom, 1.50 Bathroom, 1,111 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

FANTASTIC RIVER VALLEY / DOWNTOWN VIEW from this 17th floor Condo !! STEPS TO THE U OF A !! This 1170 sqft, 2-bedroom, 1 Den, 1 and a half bathroom unit is in the North East corner of Claridge House, located at 11027 87 Avenue, and close to transportation, restaurants, coffee shops, and quick access to Whyte Avenue. This unit comes with an in-suite laundry, central air conditioning, an extra storage room on the balcony, and 1 TITLED U/G PARKING. Amenities include a main floor party room and a pool. The condo fee includes heat, water, electricity, all the utilities, and an on-site caretaker. Great opportunity for students, University employees, and Investors!!

Built in 1979

### **Essential Information**

MLS® #	E4448718
Price	\$319,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.00
Year Built	1979



Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1703 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Intercom, See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 19th, 2025
Days on Market	4

Zoning	Zone 15
Condo Fee	\$834

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