

## **\$399,900 - 507 11109 84 Avenue, Edmonton**

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MLS® #E4433066

**\$399,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

LOCATION, LOCATION, LOCATION. One block to U of A Hospital and Campus. Situated in the beautiful Garneau neighbourhood, just blocks from the river valley and popular 109St and Whyte Av. for all your trendiest shopping and restaurants. It's condo living lifestyle at its finest in University Plaza with its amazing location, concrete construction, A/C, secure building and underground parking. This 5th floor corner unit has stunning SW vista and has been tastefully renovated. Open-concept floor plan features engineered hardwood and tile flooring. Nine foot ceilings and large windows let in an abundance of natural light and give a spacious feel, an amazing newer kitchen with island is perfect for entertaining. Two bedrooms and two bathrooms, insuite laundry + west facing balcony. Perfect young professionals' property for ideal work/life/active lifestyle.



Built in 2003

### **Essential Information**

MLS® #	E4433066
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954

Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	507 11109 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Concrete, Fiber Cement
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Fiber Cement

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025  
Days on Market                5  
Zoning                              Zone 15  
Condo Fee                        \$481

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