

## **\$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. The seller will upgrade all the carpet to vinyl plank, and the work is expected to be completed around August 13th. 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 | 42      |
| Zoning         | Zone 15 |
| Condo Fee      | \$834   |

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Listing information last updated on August 30th, 2025 at 5:17am MDT