

## \$464,800 - 7 11109 84 Avenue, Edmonton

MLS® #E4437865

**\$464,800**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to UNIVERSITY PLAZA! This exceptional TOP FLOOR CORNER PENTHOUSE UNIT is conveniently located in the highly sought-after Garneau! This beautifully designed 2 bedroom/2 full bathroom condo is perfect for university students, graduate students, young professionals, professors, or staff seeking an upscale lifestyle in one of Edmonton's most walkable communities. The Open Concept Layout seamlessly connects living, dining & kitchen spaces w/ 18-FT CEILINGS, creating an airy, expansive feel. Large panel SOUTH & WEST FACING windows bring in natural light & gives peaceful COURTYARD VIEWS. The gourmet kitchen w/ Breakfast Nook featuring modern cabinetry, LAMINATE COUNTERTOPS & pantry! The PRIVATE BALCONY is a perfect retreat to enjoy morning coffee or unwind after a busy day. Offers a PRIME LOCATION "WALK TO EVERYTHING: University of Alberta & University Hospital, LRT Station & Hub Mall, Grocery stores, Fitness centres, health clinics & schools, U of A Library, Whyte Avenue & vibrant downtown Edmonton!

Built in 2003

### Essential Information

MLS® #

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Price	\$464,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	7 11109 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Wall Unit-Built-In
Parking Spaces	2
Parking	Double Indoor, Heated, Insulated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Fenced, Flat Site, Gated Community, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau School
Middle	McKernan School
High	Harry Ainlay School

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	27
Zoning	Zone 15
Condo Fee	\$494

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