

## \$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.

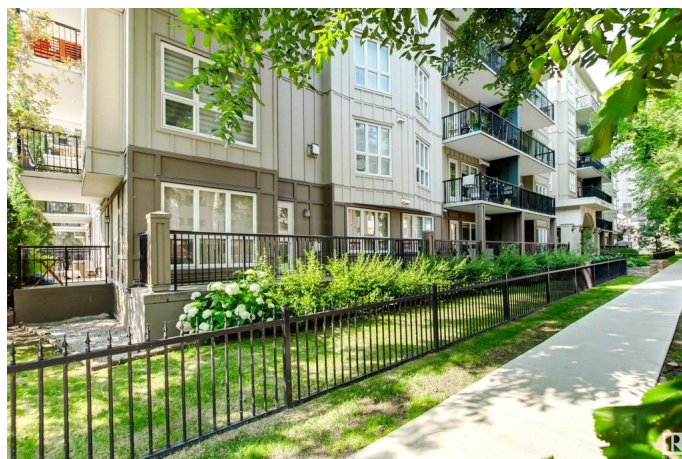
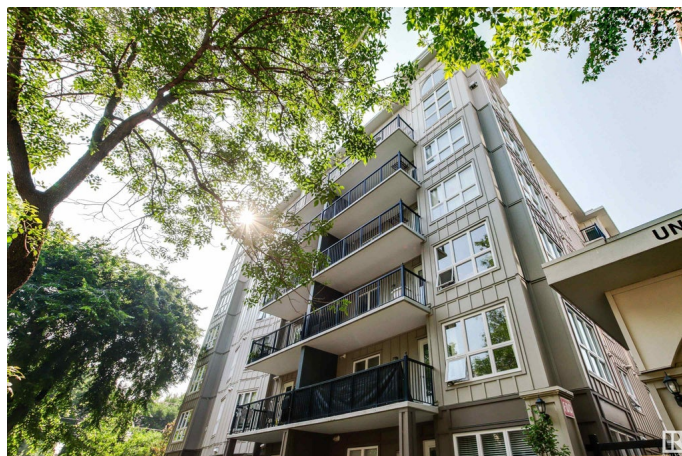
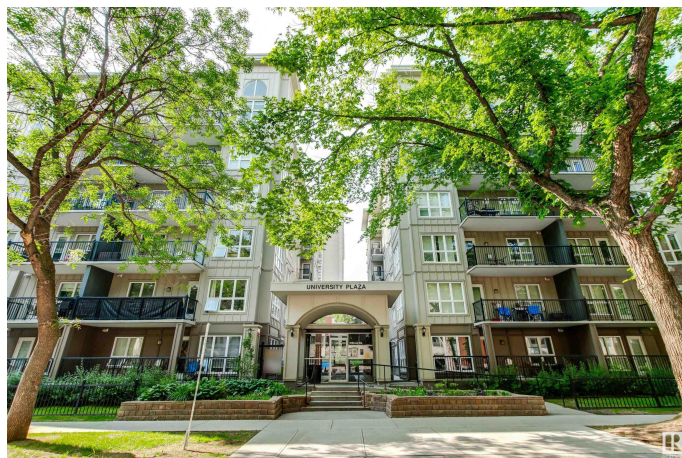
Built in 2003

### 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 | 17              |
| Zoning         | Zone 15         |
| Condo Fee      | \$414           |

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Listing information last updated on August 4th, 2025 at 12:03am MDT