

Courtesy Of Randy M Arndt Of Front Door Real Estate

## \$379,900 - 201 11111 82 Avenue, Edmonton

MLS® #E4431382

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,173 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to this executive 2-bedroom, 2-bathroom end-unit condo offering the perfect blend of upgrades, thoughtful design, & unbeatable location. Situated directly on Whyte Ave, you'll enjoy being steps away from Edmonton's most trendy shops, restaurants, cafes, & nightlife, w/ the U of A just minutes away; ideal for students, professionals, or anyone seeking vibrant urban living. Inside, the layout is both inviting & functional, anchored by a two-sided fireplace, and electric heated floors that creates a cozy ambiance between the living & dining spaces. Recent renovations elevate the home with fresh paint, quartz countertops, custom cabinetry, porcelain tile flooring, & built-in closet organizers. The south-west wrap-around balcony offers a great outdoor escape, while the Murphy bed in the second bedroom adds flexibility for guests or home office needs. You'll also appreciate the comfort of central AC, the convenience of in-suite laundry, & the security of a heated underground parking stall.

Built in 2000

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431382  |
| Price  | \$379,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,173                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 11111 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Extra, Security Door, Sprinkler System-Fire, Storage Cage |
| Parking   | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided   |
| # of Stories      | 10   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco                                |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal   |
| Construction      | Concrete, Stucco                                |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 67               |
| Zoning         | Zone 15          |
| Condo Fee      | \$797            |

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Listing information last updated on June 23rd, 2025 at 4:47am MDT