

\$284,900 - 11176 83 Av Nw, Edmonton

MLS® #E4457649

\$284,900

2 Bedroom, 2.00 Bathroom, 1,247 sqft
Single Family

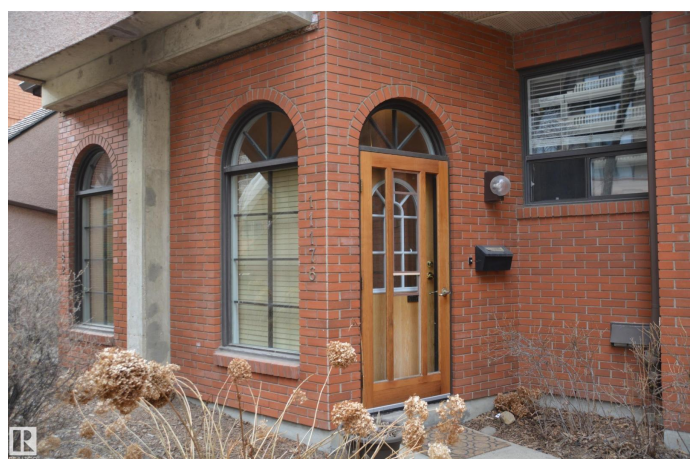
Garneau, Edmonton, Alberta

GARNEAU MEWS is a cozy, charming townhouse complex located less than a block from the UofA hospital & just off campus with mature landscaping creating extra privacy. Within 1-5 blocks are: Whyte Ave & the heart of Strathcona; an LRT Station; groceries; banks; restaurants; & the river valley trail system. This 1,247 sq ft, 2 level unit offers: 2 spacious bedrooms upstairs; 1.5 bathrooms; a kitchen with newer white cabinets + a pass through opening to the dining room & raised living room. Off the living room is a brand new glass atrium opening to a patio & treed area; newer vinyl plank flooring throughout main floor new carpets on stairs and most of upper level; a 3-sided wood burning fireplace; high vaulted ceilings; 1 underground heated parking stall; visitor parking out back; & more! The complex has replaced the atrium in 2023, & windows & shingles in the last 10 years. Condo Fee includes most utilities (heat, water, sewage & garbage) which is a \$400-500/mo value included in the condo fees. (id:6289)

Built in 1981

Essential Information

Listing #	E4457649
Price	\$284,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1



Square Footage	1,247
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	11176 83 Av Nw
Subdivision	Garneau
City	Edmonton
Province	Alberta
Postal Code	T6G0V1

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Treed, See remarks, Lane
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Washer
Heating	Hot water radiator heat
Fireplace	Yes
Fireplaces	Wood
# of Stories	2

Listing Details

Listing Office	Century 21 All Stars Realty Ltd
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Listing information last updated on October 27th, 2025 at 3:16am PDT