

Courtesy Of Jody Bergen Of RE/MAX River City

# \$405,000 - 301 11103 84 Avenue, Edmonton

MLS® #E4456715

**\$405,000**

2 Bedroom, 2.00 Bathroom, 893 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Location. Style. Elegance. This chic and sophisticated 2-bedroom, 2-bath corner apartment offers the perfect blend of sexy flair and modern elegance. This suite has been given the perfect face lift with high end finishes and appliances. The abundant large windows soak the space in natural light. Located just five minutes from the University of Alberta Campus and U of A Hospital, itâ€™s an ideal spot for students or professionals seeking convenience. Enjoy easy access to local amenities and the picturesque river valley, all within a short walk. Nestled on a serene, tree-lined street, the apartment features heated underground parking with two titled stalls, ensuring comfort and security. Experience urban living at its finest in this vibrant and inviting suite.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456715  |
| Price          | \$405,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 893       |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 11103 84 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0V9             |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                                         |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Corner                                                                                                                  |
| # of Stories      | 6                                                                                                                       |
| Stories           | 1                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | None, No Basement                                                                                                       |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                                      |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                 |
| Construction      | Concrete, Stone, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$481               |

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Listing information last updated on September 18th, 2025 at 8:17am MDT