

Courtesy Of Darin B Baxandall Of RE/MAX Elite

## **\$325,000 - 306 11115 80 Avenue, Edmonton**

MLS® #E4436330

**\$325,000**

1 Bedroom, 1.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This TOP FLOOR END UNIT in sought after Hampton Village will definitely impress you! The abundance of natural light that soars through is perfect for all your plants to be happy! The street alone this place is on is quaint, quiet & beautifully tree lined! AND it's only steps away from the U of A! This 3rd floor awesomeness is neat as a pin and features: VAULTED CEILINGS, SKY LIGHTS, WOOD BURNING FIREPLACE & AMAZING, PRIVATE, SOUTH FACING BALCONY! The large master bedroom has a walk thru closet with loads of organizing space that leads to a cheater bathroom that has dual access to the bedroom & the hallway! Want to know the COOLEST part...This gorgeous unit has a SECOND LEVEL! The loft area could be your new second spare bedroom, den, office, paint/craft room, whatever you make of it! PLUS an additional space/room up there for your imagination to soar! This place will be your oyster! Plenty of upgrades to note, newer ceramic tile, S/S fridge, washer/dryer, and newer dishwasher. This one COULD BE ALL YOURS!

Built in 1981

### **Essential Information**

MLS® # E4436330

Price \$325,000



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 1                     |
| Bathrooms      | 1.00                  |
| Full Baths     | 1                     |
| Square Footage | 1,086                 |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 11115 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0R4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Intercom, Party Room, Secured Parking, Storage-In-Suite |
| Parking   | Heated, Underground                                     |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas   |
| Fireplace    | Yes  |
| Fireplaces   | Woodstove  |
| # of Stories | 3  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Cedar Shakes        |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 15        |
| Condo Fee      | \$724          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 4:17pm MDT