

## \$309,900 - 11176 83 Avenue, Edmonton

MLS® #E4442514

**\$309,900**

2 Bedroom, 1.50 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Garneau Mews is a cozy, charming townhouse complex is 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 1,150 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 plus new carpets in 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 windows & shingles in the last 10 years. Condo Fee includes heat, water, sewage & garbage which explains the higher amount;

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442514  |
| Price     | \$309,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,150             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11176 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0V1         |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Patio, Secured Parking, Walkout Basement, See Remarks |
| Parking Spaces | 1                                                     |
| Parking        | Heated, Underground                                   |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                          |
| Fireplace    | Yes                                                                             |
| Fireplaces   | Granite Surround, See Remarks                                                   |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | None, No Basement                                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                           |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |

Construction Wood, Brick  
Foundation Concrete Perimeter



**Additional Information**

Date Listed June 12th, 2025  
Days on Market 3  
Zoning Zone 15  
Condo Fee \$990

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 15th, 2025 at 7:47pm MDT