

## \$199,000 - 1307 11007 83 Avenue, Edmonton

MLS® #E4420862

**\$199,000**

1 Bedroom, 1.00 Bathroom, 658 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Penthouse atmosphere with this large one bedroom condo with a stunning panoramic view of the city, well above the noise and treetops. Large, bright living room and bedroom, both with unobstructed views. Kitchen with separate dining area. Bedroom features an oversized closet with built-in organizer. Laundry, although not in-suite, is right next door. The patio deck is the largest in the complex at 25 feet long and almost 5 feet wide. This beautiful condo can come furnished at this price and includes a freestanding air conditioning unit as well. Whether its the U of A, Whyte Ave or the River Valley you are minutes away! This unit has been cared for and maintained exceptionally well. Heat and hot water and included in the condo fee.

Built in 1967

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420862  |
| Price          | \$199,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 658       |
| Acres          | 0.00      |
| Year Built     | 1967      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1307 11007 83 Avenue |
| Area        | Edmonton             |
| Subdivision | Garneau              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6G 0T9              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Furniture Included, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas   |
| # of Stories | 13  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel  |
| Construction      | Concrete  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 82                 |

Zoning                      Zone 15  
Condo Fee                \$454



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