

## \$284,900 - 11176 83 Avenue, Edmonton

MLS® #E4457649

**\$284,900**

2 Bedroom, 1.50 Bathroom, 1,247 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

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.

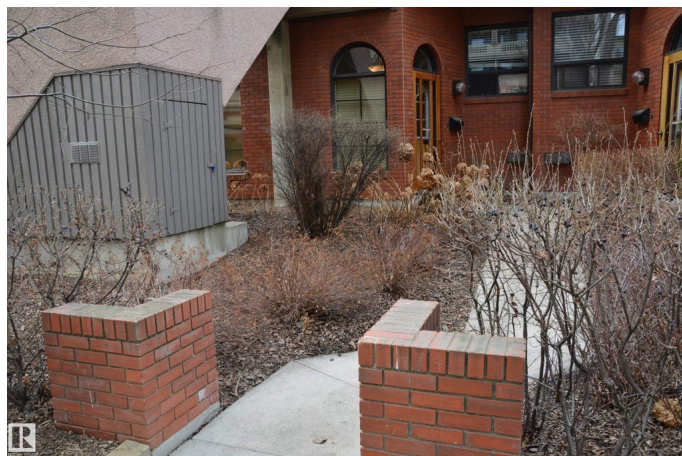
Built in 1981

### Essential Information

MLS® # E4457649

Price \$284,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,247             |
| 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      | Detectors Smoke     |
| Parking Spaces | 1                   |
| Parking        | Heated, Underground |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                          |
| Fireplaces   | Mantel, Three Sided                                                             |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | None, No Basement                                                               |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                             |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Garneau/Mount Carmel       |
| Middle     | McKernan/Louis St Laurent  |
| High       | Old Scona/Louis St Laurent |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 53                   |
| Zoning         | Zone 15              |
| Condo Fee      | \$990                |

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Listing information last updated on November 3rd, 2025 at 8:17am MST