

## \$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	71

Zoning	Zone 15
Condo Fee	\$454



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