

# \$329,000 - 1201 11027 87 Avenue, Edmonton

MLS® #E4419788

**\$329,000**

2 Bedroom, 2.00 Bathroom, 1,238 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This spacious 1,236 sq. ft. condo on the 12th floor in Claridge House offers breathtaking city views and an unbeatable location in the heart of Garneau! Featuring 2 large bedrooms, in-suite laundry, and 2 underground parking stalls, this condo combines convenience and style. The updated kitchen boasts modern cabinets, a built-in work desk, and under-cabinet lighting, creating a functional and inviting space. Just off the kitchen, the dining area flows seamlessly into the large living room, perfect for entertaining. Step onto the expansive deck to take in the stunning city skyline, with a large storage room for added convenience. The primary suite features a generous closet and 3-piece en-suite, while the second bedroom a 4-piece main bath & interior storage room complete the unit. Located just steps from the U of A, River Valley parkway, and with an easy commute to downtown, this is the ideal home for students, professionals, or anyone looking for urban living at its finest!

Built in 1979

## Essential Information

MLS® #	E4419788
Price	\$329,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,238
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1201 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### **Amenities**

Amenities	Deck
Parking Spaces	2
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	19
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            January 30th, 2025

Days on Market      63

Zoning                 Zone 15

Condo Fee             \$897

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