

# \$309,500 - 501 11027 87 Avenue, Edmonton

MLS® #E4426100

## \$309,500

2 Bedroom, 2.00 Bathroom, 1,245 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to this 2 Bed + 2 Full Bath condo in Claridge House. This clean bright & freshly painted 1244sf suite is move-in ready!! Located on the sunny SW corner of the building, natural light enters via large west facing patio doors which open onto the balcony & outside storage. The Kitchen features a SUBZERO Fridge, new Bosch dishwasher, Electric stove with ceramic cooktop and microwave hood fan, undercabinet lighting, and room for dine-in seating or storage. There is a Dining Room, a Living Room with TV/Media space, In-suite laundry with a side-by-side washer & dryer + storage cabinets. The Primary bedroom hosts a spacious 3pc ensuite & large closets. Bedroom 2 is a good size with extra closet space. The building also has a Party Room & bike storage area. This unit comes complete with a Titled Underground parking stall. Conveniently situated next to Campus and a short walk from shopping & restaurants.

Built in 1979

### Essential Information

MLS® #	E4426100
Price	\$309,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,245
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	501 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### **Amenities**

Amenities	Parking-Visitor, Secured Parking, Security Door, Social Rooms
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025  
Days on Market 24  
Zoning Zone 15  
Condo Fee \$890



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