

## \$274,900 - 604 11027 87 Avenue, Edmonton

MLS® #E4454653

**\$274,900**

1 Bedroom, 1.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

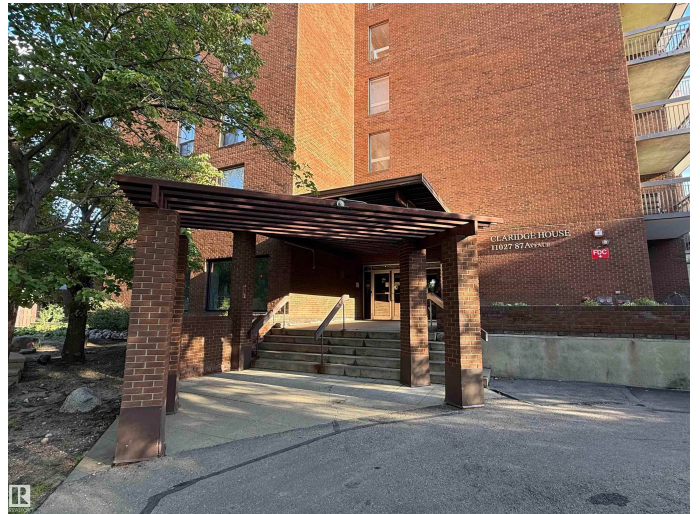
Garneau, Edmonton, AB

This stunning 6th floor one-bedroom unit offers breathtaking downtown and river valley views from a spacious north east facing balcony. Designed with modern living in mind, the open-concept layout features 983 sq ft of living space which includes a large living and dining area with fireplace, spacious kitchen with ample cabinets and a generous primary bedroom with wall-to-wall closets. There is In-suite laundry and a good size storage room just off the balcony area that can store bikes, etc. Upgrades include: laminate flooring, ceramic floor tile in bathroom & laundry area, newer carpet in bedroom, newer kitchen and bathroom counters, Hunter Douglas blinds, lighting and paint. Additional highlights include one heated underground parking spot, all utilities included in condo fees of \$660.02/month (heat, water, sewer & power), and access to a highly desirable location just steps from the University of Alberta, University Hospital, LRT, and vibrant Whyte Avenue.

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454653  |
| Price     | \$274,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 983                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 604 11027 87 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2P9             |

### **Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                                       |
| Parking        | Parkade, Underground                                                                                    |

### **Interior**

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Hot Water, Natural Gas                                                                |
| Fireplace    | Yes                                                                                   |
| Fireplaces   | Insert, Mantel                                                                        |
| # of Stories | 14                                                                                    |
| Stories      | 1                                                                                     |
| Has Basement | Yes                                                                                   |
| Basement     | None, No Basement                                                                     |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                               |
| Exterior Features | Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 54                |
| Zoning         | Zone 15           |
| Condo Fee      | \$660             |



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Listing information last updated on October 18th, 2025 at 5:17am MDT