

## **\$350,000 - 305 11103 84 Avenue, Edmonton**

MLS® #E4446108

**\$350,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Bright and beautifully situated, this southwest corner suite in University Plaza is just steps from the University of Alberta Hospital and campus. Surrounded by the tree lined streets of Garneau, this open-concept unit offers generous natural light through large windows and features a spacious living area with a cozy corner gas fireplace. The kitchen includes a raised breakfast bar and pantry, making it ideal for everyday living and entertaining. With two bedrooms and two full bathrooms, one with a walk-through closet and private ensuite, the layout offers comfort and functionality. Enjoy outdoor relaxation on the south-facing balcony with a gas line for barbecuing. Additional highlights include in-suite laundry and a titled underground parking stall in the heated parkade. University Plaza is a quiet, concrete building in an unbeatable location, close to the LRT, shopping, river valley trails, Whyte Avenue, and all that campus life has to offer.

Built in 2003

### **Essential Information**

MLS® #	E4446108
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	922
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 11103 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2X4

### Amenities

Amenities	Parking-Visitor, Patio, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Hardie Board Siding
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025  
Days on Market                1  
Zoning                              Zone 15  
Condo Fee                        \$469



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