

## **\$329,800 - 903 11027 87 Avenue, Edmonton**

MLS® #E4435406

**\$329,800**

2 Bedroom, 1.50 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

SPECTACULAR DOWNTOWN VIEWS from this 2 bedroom 1.5 Bathroom CORNER UNIT in CLARIDGE HOUSE conveniently located steps to the U of A & close to transportation, restaurants, coffee shops & quick access to Whyte Avenue & Downtown. This condo has great views with a large north facing balcony with extra storage. North & east exposures. White cabinets in the kitchen with white appliances, an eating area & pantry. Spacious living & dining rooms. The 2nd bedroom is across from the 4 piece bathroom. The primary suite has plenty of space for an office as well. Also there is a 2 piece ensuite. Included is the fridge, stove, dishwasher, INSUITE MIELE WASHER & DRYER, TWO TITLED UNDERGROUND PARKING, all window coverings, freezer & A/C. The condo fee includes all the utilities + the building maintenance, management & caretaker. There is also a party room & visitor parking.

Built in 1979

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4435406  |
| Price      | \$329,800 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,130                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 903 11027 87 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2P9             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2  |
| Parking        | Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| # of Stories      | 18  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 15       |
| Condo Fee      | \$834         |

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Listing information last updated on May 14th, 2025 at 3:32am MDT