



## 11025 83 Avenue 202 Edmonton AB

\$319,000

Welcome to GARNEAU GATES, steps to UNIVERSITY HOSPITAL, MAZANKOWSKI HEART INSTITUTE & UNIVERSITY OF ALBERTA CAMPUS. The perfect home for doctors, nurses, professors or students. No need to worry about driving & parking, just walk to work or attend classes! This spacious renovated two bedroom condo with high ceilings & vinyl plank flooring offers a large living room with big windows & a door opening onto the balcony overlooking the tree lined street, which has a gas BBQ hook-up - a great place to enjoy summer evenings. Large kitchen with LED pot lights, quartz counters, glass tile backsplash, stainless steel appliances & a big island with breakfast bar, in-suite laundry & underground heated parking. Water, electricity & gas are not included in the condo fees so each owner has control of their own consumption & pays accordingly. The titled U/G parking stall #126 is taxed separately (\$43.10 for 2023). Fantastic location near trendy restaurants on Whyte Ave, LRT & the river valley. Ready for quick possession!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

anndawrant@hotmail.com  
<http://www.anndawrant.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)