



## 11039 83 Avenue 312 Edmonton AB

\$300,000

Liv in Garneau! Welcome to the gated complex of Garneau Gates. This 3rd floor suite is located in the heart of Garneau & the U of A campus, steps to all your amenities, no need to cross 109 st or Whyte Ave to get to the U of A! Facing a GORGEOUS & QUIET TREE LINED STREET, this spacious, super clean condo is move in ready! Great open concept, 9FT CEILINGS, huge floor to ceiling windows draw in tons of natural light into the main living area w/ cozy fireplace. Covered balcony has room for you to enjoy your GAS BBQ year round! Kitchen w/ large middle island has plenty of counter & storage space. 2 great sized bedrooms w/ large closets, huge bathroom with oversized soaker tub plus a separate shower. Recent upgrades: newer carpets, new custom window coverings, newer washer/dryer(\*15). Titled HEATED UNDERGROUND PARKING + EXTRA ATTACHED STORAGE LOCKER included! Extra visitor stalls in the parkade + plenty of street parking available in this unbeatable location! (Some photos virtually staged)

Listing Presented By:



Originally Listed by:  
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