

## \$259,800 - 1204 11027 87 Avenue, Edmonton

MLS® #E4464446

### \$259,800

1 Bedroom, 1.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

DOWNTOWN & RIVER VALLEY VIEWS from this spacious 1 bedroom 868 sq.ft. condo in CLARIDGE HOUSE conveniently located steps to the U of A, close to transportation, restaurants, coffee shops & quick access to Whyte Avenue & Downtown. Open concept layout with the kitchen open to the dining & living room. Oak cabinetry with lots of storage. Vinyl plank flooring in the dining & living room. Step onto the east facing balcony with great views of Downtown & the river valley. Also, there is a storage room on the balcony. 4 piece bathroom next to the primary suite. Included is the stainless steel fridge, stove (Brand New), dishwasher (Brand New), INSUITE WASHER & DRYER, A/C & TITLED UNDERGROUND PARKING #112. The condo fees include all the utilities & the building maintenance, management & caretaker. Party room & visitor parking.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464446  |
| Price          | \$259,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 868       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1204 11027 87 Avenue |
| Area        | Edmonton             |
| Subdivision | Garneau              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6G 2P9              |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1                                                                                                |
| Parking        | Underground                                                                                      |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| 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, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                      |
| Construction      | Concrete, Brick                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 15            |
| Condo Fee      | \$660              |

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Listing information last updated on November 3rd, 2025 at 6:02am MST