

# \$269,800 - 1204 11027 87 Avenue, Edmonton

MLS® #E4452138

**\$269,800**

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 fridge, stove, dishwasher, 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® #         | E4452138  |
| Price          | \$269,800 |
| 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 | August 8th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 5       |
| Zoning         | Zone 15 |
| Condo Fee      | \$660   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 9:48pm MDT