

# \$269,900 - 1502 11027 87 Avenue, Edmonton

MLS® #E4435636

**\$269,900**

1 Bedroom, 1.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

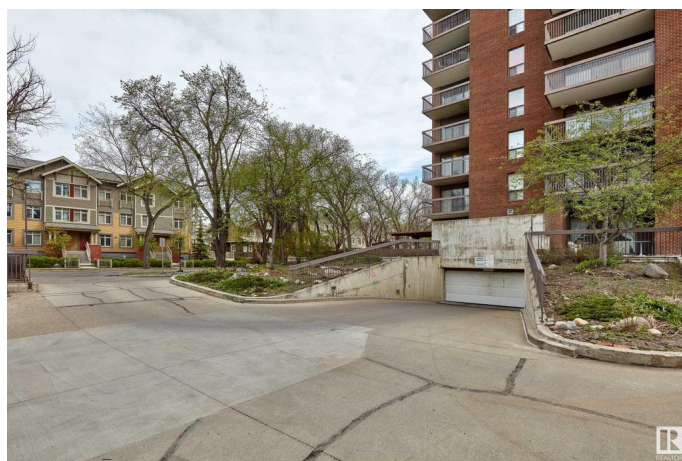
Garneau, Edmonton, AB

Welcome to Claridge House! This newly renovated 15th-floor corner unit, showcasing stunning downtown & river valley views, is perfect for professionals, students, or savvy investors. Enter into a stylish open-concept layout featuring elegant cork floors. The kitchen offers stainless steel appliances, sleek white quartz countertops, and a chic tile backsplash. Entertain with ease in the spacious dining/living area, complemented by a versatile space ideal for a home office. The generous primary bedroom features ample room and a large double closet. Enjoy the convenience of in-suite laundry! Relax on your covered balcony, complete with panoramic city views and extra enclosed storage. Added perks include heated underground parking and a prime location near the U of A, hospital, LRT, and vibrant Whyte Ave. All utilities included in the monthly condo fee!

Built in 1979

## Essential Information

MLS® #	E4435636
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	850



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

### **Community Information**

Address	1502 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### **Amenities**

Amenities	Parking-Visitor
Parking	Underground

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	19
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	11
Zoning	Zone 15

Condo Fee                \$641

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 May 20th, 2025 at 6:32pm MDT