

## \$299,000 - 10816 11 Avenue, Edmonton

MLS® #E4449829

**\$299,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Charming 50+ Adult Bungalow – Freshly Updated & Move-In Ready! 2-bedroom, 2-bathroom bungalow in a friendly 50+ adult community! This inviting home features new luxury vinyl plank flooring, new carpet in the bedrooms, and fresh paint throughout, giving it a modern, clean feel from the moment you step inside. Natural light illuminates foyer with skylight. The spacious living room includes a cozy fireplace and flows to an outdoor patio, which backs onto a lush green space. The main floor offers convenient laundry, two well-sized bedrooms, and a full 4-piece bath. The developed basement offers a 3-piece bathroom and the ideal space for hobbies—whether it's a workshop, craft area, or even winemaking! Enjoy the convenience of a single attached garage and take advantage of the vibrant community amenities, including access to a clubhouse with a pool table, shuffleboard, and regular social events. Nature lovers will appreciate the home's close proximity to Bearspaw Pond and the nearby dog park.

Built in 1985

### Essential Information

MLS® # E4449829

Price \$299,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 967               |
| Acres          | 0.00              |
| Year Built     | 1985              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10816 11 Avenue     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6J1             |

### Amenities

|               |                         |
|---------------|-------------------------|
| Amenities     | Club House, See Remarks |
| Parking       | Single Garage Attached  |
| Is Waterfront | Yes                     |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Fireplace         | Yes                                                         |
| Fireplaces        | Insert                                                      |
| Stories           | 2                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Partially Finished                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 16         |
| Condo Fee      | \$488           |

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 26th, 2025 at 8:32pm MDT