

\$309,900 - 10816 11 Avenue, Edmonton

MLS® #E4449829

\$309,900

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Charming 50+ Adult Bungalow â€” 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 hobbiesâ€”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 \$309,900



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	15
Zoning	Zone 16
Condo Fee	\$488

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