

# **\$134,900 - 12 10730 84 Avenue, Edmonton**

MLS® #E4425810

**\$134,900**

1 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Attention all investors and first time home buyers! Take a look at this exceptional TOP FLOOR condo unit that has been meticulously maintained. As you step inside, you will be welcomed by a bright and comfortable living area filled with natural light, thanks to the patio door leading towards the balcony. Featuring a well-sized dining area and a kitchen with FULL SIZED appliances. The large sized bedroom is located behind the charming French doors. 4-piece bathroom equipped, an IN-SUITE washer/dryer combo, and an additional washer and dryer in the common area that is free of charge for all residents! Low condo fees, which include heat and water. Additionally, it comes with one energized parking stall, and plenty of street parking is available. Nestled in the heart of the Garneau community, you will be just steps away from Whyte Avenue and all its amenities. Walking distance to the University of Alberta, Saskatchewan Drive, and River Valley trails, this is a must-see condo in a PRIME location.

Built in 1966

## **Essential Information**

MLS® # E4425810

Price \$134,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	1966
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	12 10730 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2H9

### **Amenities**

Amenities	On Street Parking, Intercom, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Stall, See Remarks

### **Interior**

Appliances	Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, See Remarks
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	47
Zoning	Zone 15
Condo Fee	\$401

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