

## \$229,000 - 302 10745 83 Avenue, Edmonton

MLS® #E4426814

**\$229,000**

2 Bedroom, 2.00 Bathroom, 950 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover this rare gem in Garneau—an elegantly upgraded two-bedroom, two-bathroom condo that offers both comfort and style. Featuring cork flooring and porcelain tile, this home boasts refined details such as ceiling moldings, flat door toppers, and sleek baseboards. The stained maple kitchen cabinets are beautifully complemented by quartz countertops and a glass mosaic backsplash, while the kitchen is fully equipped with stainless steel appliances, including a built-in dishwasher, fridge, stove, microwave, and an oversized in-suite washer. Retreat to the spacious primary suite, complete with a walk-in closet and a luxurious ensuite bathroom featuring a Jacuzzi tub. Enjoy ample storage, fresh paint throughout, and thoughtfully designed closet space. Located in the heart of Garneau, this condo is just steps from Whyte Avenue, top restaurants, shopping, and the University of Alberta. A perfect opportunity for the discerning buyer seeking both convenience and sophistication!

Built in 1969

### Essential Information

MLS® # E4426814

Price \$229,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 10745 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E5

### Amenities

Amenities	Closet Organizers, Intercom, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Security Door, Vinyl Windows, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	87
Zoning	Zone 15
Condo Fee	\$422

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