

## \$309,999 - 401 10810 86 Avenue, Edmonton

MLS® #E4442081

**\$309,999**

2 Bedroom, 2.00 Bathroom, 1,327 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to Penthouse Living in the Heart of Garneau! Experience elevated urban living in this rare, two-story penthouse suite located just steps from Edmonton's stunning river valley and minutes from the vibrant energy of Whyte Avenue. Boasting over 1,300 sq. ft. of stylish, open-concept living space, this 2-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and luxury. Situated in a quiet, low-rise building in one of the city's most sought-after neighborhoods, this residence features spacious layouts, modern finishes, and unbeatable access to the best of Garneau's shops, restaurants, and cultural attractions. Don't miss this exceptional opportunity to own a unique and rarely available penthouse in one of Edmonton's most dynamic communities!

Built in 1992

### Essential Information

MLS® #	E4442081
Price	\$309,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,327
Acres	0.00



Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	401 10810 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2N2

### **Amenities**

Amenities	Ceiling 10 ft., Detectors Smoke, No Smoking Home, Security Door, Vaulted Ceiling
Parking Spaces	1
Parking	Parkade

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	14
Zoning	Zone 15
Condo Fee	\$959

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