

## \$259,999 - 304 10827 85 Avenue, Edmonton

MLS® #E4431290

**\$259,999**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

WALKING DISTANCE TO U OF A, U OF A HOSPITAL, WHYTE AVE, RIVER VALLEY, DOWNTOWN - LOCATION 10/10. This 2 bedroom and 2 full bath, 3rd floor north west facing condo in "The Andross" has it all! Features include: over 1,100 sq.ft. of living space, , open concept kitchen , bright and spacious living room, gas fireplace, tons of storage, large balcony, underground parking, central elevator, and INSUITE laundry. Additionally, large master has a walk-in closet and ensuite bathroom. All utilities are included in the condo fees, except power. Take advantage of one the best areas Edmonton has to offer!

Built in 1994

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4431290          |
| Price          | \$259,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,101             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 10827 85 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2L2             |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | See Remarks          |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | See Remarks  |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 15      |
| Zoning         | Zone 15 |
| Condo Fee      | \$716   |

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Listing information last updated on May 2nd, 2025 at 4:32pm MDT