# \$178,800 - 10815 83 Avenue, Edmonton

MLS® #E4435861

### \$178,800

2 Bedroom, 1.00 Bathroom, 806 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

GORGEOUS GARNEAU! This spacious RENOVATED 2 Bedroom Condo is located within WALKING DISTANCE of all amenities groceries, shopping, banking, restaurants, cafes, bars & transit. Easy access to UNIVERSITY OF ALBERTA, University Hospital, and the University Station LRT (quick ride from there to NAIT, MacEwan, Rogers Place, Downtown, Southgate Mall). Bike Lanes out your front door! Running/walking trails close by too. All of this is only 4 - 10 mins drive, walk, bus or bike away! South facing Balcony makes for a BRIGHT & SUNNY suite all day long. Bonus Features: In-Suite Laundry & CARPET-FREE Property. NO SMOKING BUILDING. Urban Living at its finest!



#### **Essential Information**

MLS® # E4435861 Price \$178,800

Bedrooms 2

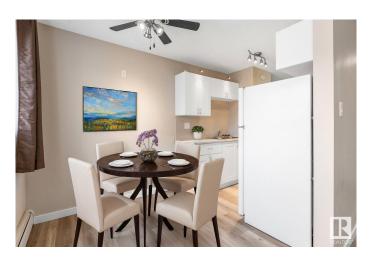
Bathrooms 1.00

Full Baths 1

Square Footage 806

Acres 0.00 Year Built 1970

Type Condo / Townhouse







Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 10815 83 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 2E6

# **Amenities**

Amenities Off Street Parking, Detectors Smoke, Intercom, Parking-Plug-Ins

Parking Stall

### Interior

Appliances Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Garneau/Mt Carmel

Middle Allandale/L St Laurent

High McKernan/L St Laurent

# **Additional Information**

Date Listed May 11th, 2025

Days on Market 7

Zoning Zone 15

Condo Fee \$486

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Listing information last updated on May 18th, 2025 at 10:32am MDT