

## \$325,000 - 206 10939 82 Avenue, Edmonton

MLS® #E4443394

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,297 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Perfect for the professional! Want to live in one of the city's most sought after areas? This lovely upgraded 2 bedroom, 2 bathroom condo in Garneau Court checks all the boxes and it's just steps from the University of Alberta. This stylish unit features hardwood floors, granite countertops, a commercial-style fridge/freezer, stainless steel appliances, & custom Hunter Douglas blinds. Elegant crown mouldings, sculpted plaster ceilings, & a cozy gas fireplace add character & warmth. Enjoy the private, oversized southwest-facing balcony located high above ground level. Additional features include air conditioning, in-suite laundry, a titled underground parking stall with a storage cage, & a secure building with elevator & interior courtyard. Recent capital improvements to the building include boiler system, elevator, & enhanced building security. This well-managed complex offers peace of mind and unbeatable access to U of A, Whyte Avenue, shopping, restaurants, and transit. Take a peek & fall in love.

Built in 1995

### Essential Information

MLS® # E4443394

Price \$325,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 10939 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau
Middle	Holy Cross
High	Louis St. Laurent

### Additional Information

Date Listed	June 20th, 2025
Days on Market	78
Zoning	Zone 15
Condo Fee	\$569

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