

\$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!

Built in 1970

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 & Gravel |
| 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 | 4 |
| Zoning | Zone 15 |
| Condo Fee | \$486 |

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Listing information last updated on May 15th, 2025 at 5:02am MDT