

## \$229,000 - 302 10745 83 Avenue, Edmonton

MLS® #E4426814

**\$229,000**

2 Bedroom, 2.00 Bathroom, 950 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover this rare gem in Garneau—an elegantly upgraded two-bedroom, two-bathroom condo that offers both comfort and style. Featuring cork flooring and porcelain tile, this home boasts refined details such as ceiling moldings, flat door toppers, and sleek baseboards. The stained maple kitchen cabinets are beautifully complemented by quartz countertops and a glass mosaic backsplash, while the kitchen is fully equipped with stainless steel appliances, including a built-in dishwasher, fridge, stove, microwave, and an oversized in-suite washer. Retreat to the spacious primary suite, complete with a walk-in closet and a luxurious ensuite bathroom featuring a Jacuzzi tub. Enjoy ample storage, fresh paint throughout, and thoughtfully designed closet space. Located in the heart of Garneau, this condo is just steps from Whyte Avenue, top restaurants, shopping, and the University of Alberta. A perfect opportunity for the discerning buyer seeking both convenience and sophistication!

Built in 1969

### Essential Information

MLS® # E4426814

Price \$229,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 950                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 10745 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E5             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Intercom, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Security Door, Vinyl Windows, See Remarks |
| Parking   | Stall  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 133              |
| Zoning         | Zone 15          |
| Condo Fee      | \$422            |

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