

## \$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
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Days on Market	2
Zoning	Zone 15
Condo Fee	\$486

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Listing information last updated on May 13th, 2025 at 3:02pm MDT