

Courtesy Of Dane Phaneuf Of Exp Realty

## \$399,000 - 401 10728 82 Avenue, Edmonton

MLS® #E4461187

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Stunning top-to-bottom renovation in the sought-after Garneau building! This stylish New York Chic inspired 1,100 sq ft 2-storey condo features luxury vinyl plank flooring, quartz counters, exposed brick & sleek chrome & black accents throughout. The bright, south-facing unit offers large windows with sweeping Whyte Ave views and floods of natural light. The modern kitchen boasts stainless steel appliances, gas stove, and a custom built-in dining table with bench seating and storage. Cozy up by the stone-facing gas fireplace in the open-concept living room, complete with a built-in media cabinet and 3 piece bathroom. Downstairs, find 2 bedrooms including a 5-piece ensuite with a jetted soaker tub, in the spacious primary suite with walk-in closet & in-suite laundry. With 2 parking stalls & unbeatable walkability to shops, cafes, and restaurants, this is urban living at its finest—just minutes to U of A, transit, and easy access to anywhere in the city! Property was rented out for almost \$50,000 last year!

Built in 1948

### Essential Information

MLS® # E4461187

Price \$399,000

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,101                 |
| Acres          | 0.00                  |
| Year Built     | 1948                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 10728 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 6P5             |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | See Remarks         |
| Parking Spaces | 2                   |
| Parking        | Heated, Underground |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Stone Facing                                                                                                                |
| # of Stories      | 6                                                                                                                           |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | None, No Basement                                                                                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Concrete, Brick, Stucco |
| Exterior Features | See Remarks             |

|              |                         |
|--------------|-------------------------|
| Roof         | Tar & Gravel            |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 15           |
| Condo Fee      | \$645             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 10:02pm MDT