

## \$519,900 - 10808 83 Avenue, Edmonton

MLS® #E4432220

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,644 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Live the urban lifestyle. Newer infill development in the heart of historic Garneau! This unique, spacious 1643 sq ft, 3 bedrooms, 2 & 1/2 baths, 3 story townhouse, w/ 3 TITLED, UNDERGROUND PARKING STALLS & PRIVATE ROOFTOP PATIO is the perfect property for busy professionals. Maintenance free lifestyle, walking distance to University of Alberta & hospital. Enjoy restaurants, cafes, local, independent shops, festivals & all amenities on Whyte Ave, one block away. Nicely upgraded, 3 story, urban townhouse has modern glossy grey cabinets, granite counter tops & stainless steel appliances in the kitchen. Newer laminate floors on the main level & fresh paint throughout. On the 2nd floor there is a bonus sitting room w/ space for an office, 2 bedrooms, full bath & laundry. Flex master bedroom or entertainment room on the 3rd floor w/ full ensuite & walk in closet/storage. Enjoy your own private, rooftop patio retreat w/ pergola & tree lined, downtown view. Quick access to river valley & downtown.

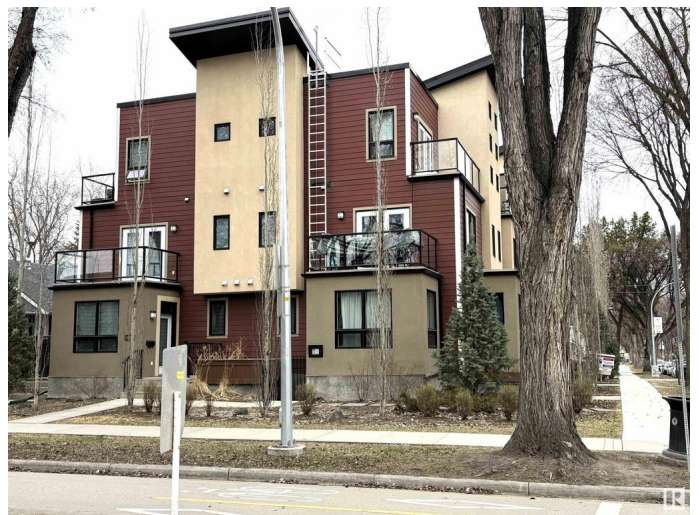
Built in 2012

### Essential Information

MLS® # E4432220

Price \$519,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,644             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10808 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2E7         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 3  |
| Parking        | Heated, Parkade, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Garneau               |
| Middle     | Mckernan              |
| High       | Strathcona, Old Scoca |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 15          |
| Condo Fee      | \$1,039          |

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 May 19th, 2025 at 6:47pm MDT