

## \$300,000 - 407 10711 83 Avenue, Edmonton

MLS® #E4424292

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,152 sqft  
Condo / Townhouse on 0.00 Acres

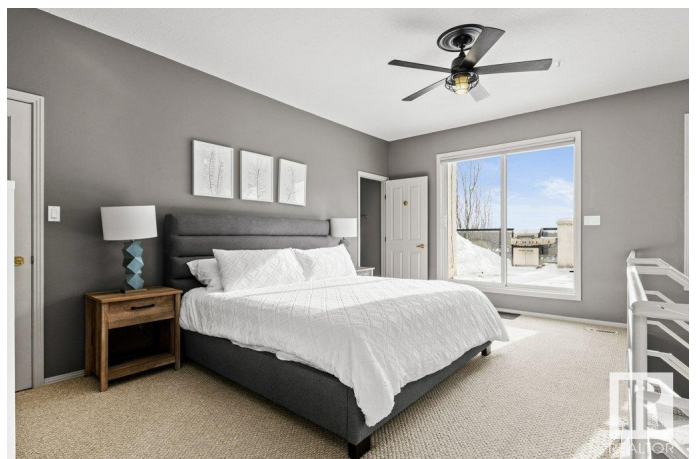
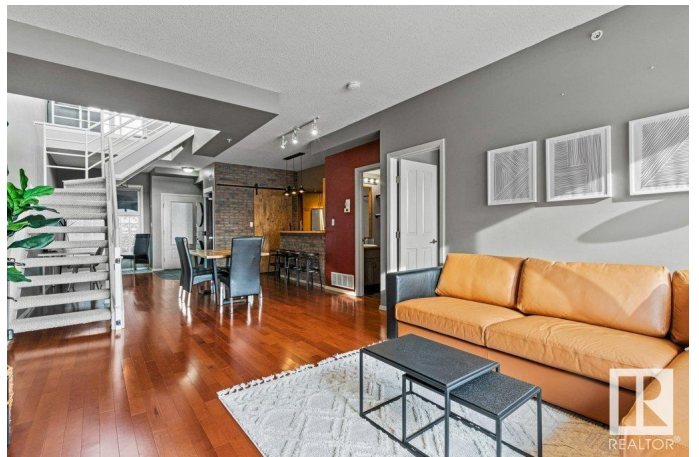
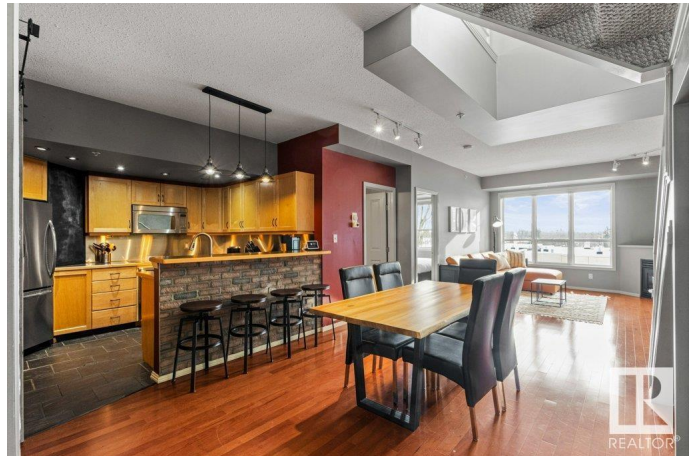
Garneau, Edmonton, AB

OMG! Rare Opportunity to own a Penthouse condo in the Heart of GARNEAU! Incredible Location is just a short walk from everything Whyte Ave has to offer! Old World Theaters, a Variety of restaurants, quaint cafes, the Old Strathcona Farmers Market, a Sparkling Night Life, and just minutes from the UofA! Walk to the FRINGE! This 2-Storey open concept 2 Bedroom, 2 Bathroom Home offers over 1150 Sq Ft of sophisticated living space. Upon entering you'll be greeted by stunning hardwood floors, a gorgeous kitchen with abundant cupboard space and built in pantry, and a cozy corner fireplace in the livingroom. Upstairs to your Loft style Primary bedroom with Tons of Space, an EnSuite Bathroom, Walk In Closet, and door to your very own PRIVATE ROOFTOP PATIO!! Perfect for outdoor Entertaining, or sitting with your morning coffee enjoying the spectacular City Views! Hunter Douglas Custom MOTORIZED SMART BLINDS throughout controlled by your phone! Comes with its own Titled Heated UNDERGROUND PARKING Stall.

Built in 1998

### Essential Information

MLS® #	E4424292
Price	\$300,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	407 10711 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E5

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Television Connection, See Remarks, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Picnic Area, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Garneau School
Middle	McKernan Junior High
High	Old Scona Highschool

## Additional Information

Date Listed	March 6th, 2025
Days on Market	30
Zoning	Zone 15
Condo Fee	\$602

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 April 5th, 2025 at 3:32pm MDT