

## \$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

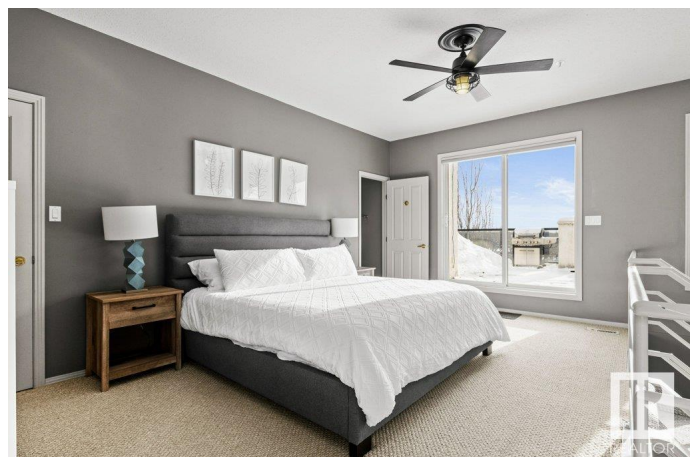
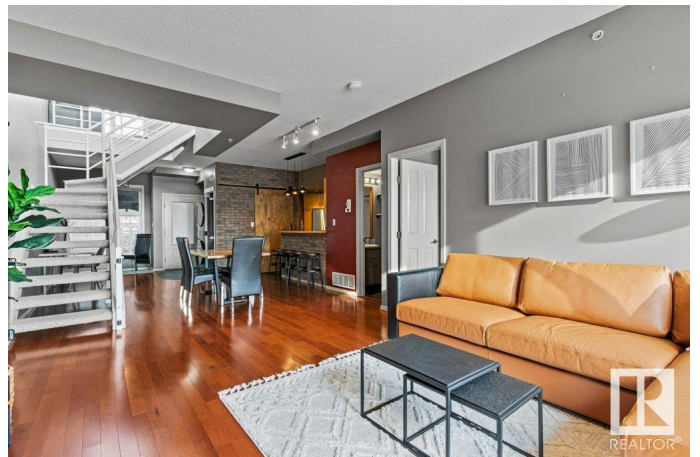
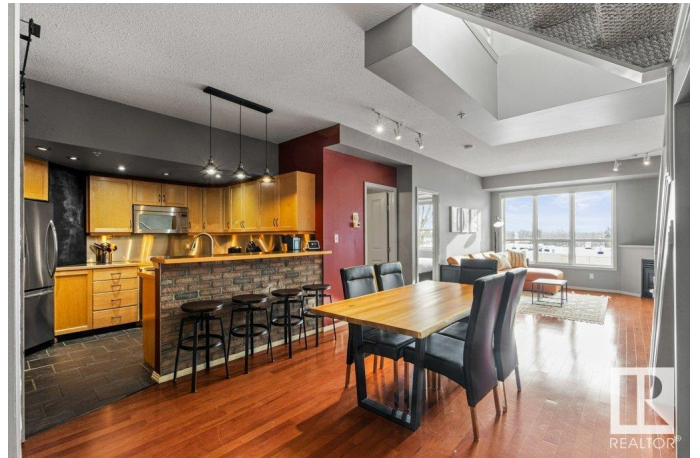
Garneau, Edmonton, AB

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 | 31              |
| Zoning         | Zone 15         |
| Condo Fee      | \$602           |

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Listing information last updated on April 6th, 2025 at 2:32pm MDT