

## \$549,900 - 10808 83 Avenue, Edmonton

MLS® #E4432220

**\$549,900**

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 \$549,900

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	8
Zoning	Zone 15
Condo Fee	\$1,039

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Listing information last updated on May 1st, 2025 at 7:47am MDT