

## \$215,000 - 306 10745 83 Avenue, Edmonton

MLS® #E4448224

**\$215,000**

1 Bedroom, 1.00 Bathroom, 747 sqft

Condo / Townhouse on 0.00 Acres

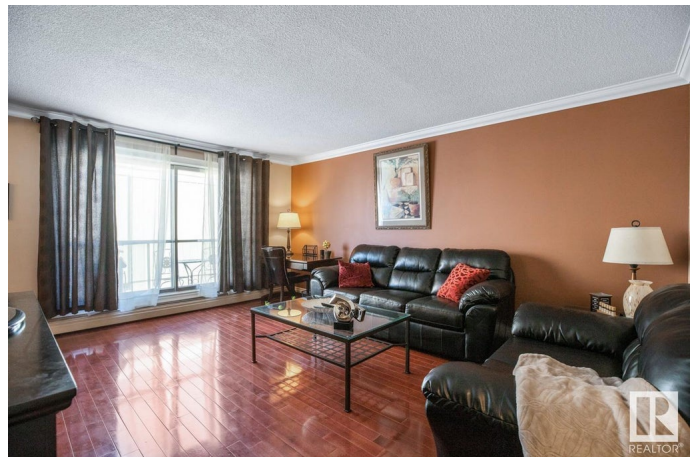
Garneau, Edmonton, AB

Welcome to the trendy Garneau Trends building! Located just off Whyte Avenue, this is a prime location in the heart of Garneau—just minutes from the University of Alberta, LRT, River Valley, and downtown Edmonton. This spacious 746 sq. ft. one-bedroom unit has been previously upgraded with hardwood floors, tile, kitchen cabinets, countertops, stainless steel appliances, paint, trim, doors, and a renovated bathroom with a jetted tub. It features a large primary bedroom and in-suite laundry. This is a fantastic opportunity for any investor, young professional, or student to own this fully furnished turnkey unit.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448224               |
| Price          | \$215,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 747                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 10745 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E4             |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Detectors Smoke, Patio, See Remarks |
| Parking   | Stall                               |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Furniture Included, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                               |
| # of Stories | 4                                                                                                                                    |
| Stories      | 1                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | None, No Basement                                                                                                                    |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Flat, Roll Roofing                                                                            |
| Construction      | Wood, Brick                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 15         |
| Condo Fee      | \$342           |

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Listing information last updated on August 2nd, 2025 at 6:32pm MDT