# \$300,000 - 417 10717 83 Avenue, Edmonton

MLS® #E4436474

## \$300,000

2 Bedroom, 2.00 Bathroom, 1,186 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Incredible Opportunity to own a Penthouse Loft Condo in the Heart of GARNEAU! Short Term Rental Friendly! Pet Friendly! This Ideal 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 Farmer's 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 kitchen with a large built in pantry and plenty of counter space, and a cozy corner fireplace in the living-room. Upstairs to your Loft Style Primary Bedroom with tons of Space, an En-Suite bathroom, Walk-in-Closet, and Patio doors to your very own PRIVATE ROOFTOP PATIO!! Perfect for outdoor Entertaining, or sitting with your morning coffee enjoying the spectacular City Views! Comes with its own Titled Heated UNDERGROUND PARKING Stall and Storage!

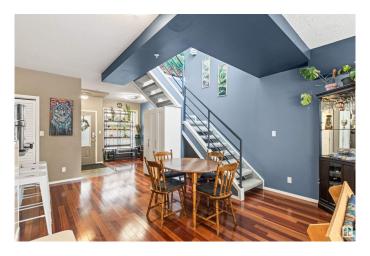


## **Essential Information**

MLS® # E4436474 Price \$300,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,186

Acres 0.00

Year Built 1998

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Multi Level Apartment

Status Active

## **Community Information**

Address 417 10717 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,

Smart/Program. Thermostat, Secured Parking, Security Door, Television

Connection, Rooftop Deck/Patio

Parking Heated, Underground

Interior

Appliances Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Intercom, Microwave

Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer,

Stove-Countertop Electric

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 Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Picnic

Area, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof Roll Roofing

Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Garneau Elementary
Middle McKernan Junior High
High Old Scona Highschool

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 174

Zoning Zone 15

Condo Fee \$602

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