

## \$178,800 - 202 10815 83 Avenue, Edmonton

MLS® #E4435861

**\$178,800**

2 Bedroom, 1.00 Bathroom, 806 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**GORGEOUS GARNEAU!** This spacious **RENOVATED** 2 Bedroom Condo is located within **WALKING DISTANCE** of all amenities - groceries, shopping, banking, restaurants, cafes, bars & transit. Easy access to **UNIVERSITY OF ALBERTA**, University Hospital, and the University Station LRT (quick ride from there to NAIT, MacEwan, Rogers Place, Downtown, Southgate Mall). Bike Lanes out your front door! Running/walking trails close by too. All of this is only 4 - 10 mins drive, walk, bus or bike away! South facing Balcony makes for a **BRIGHT & SUNNY** suite all day long. Bonus Features: In-Suite Laundry & **CARPET-FREE** Property. **NO SMOKING BUILDING**. Urban Living at its finest!

Built in 1970

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435861          |
| Price          | \$178,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 806               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 10815 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E6             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Detectors Smoke, Intercom, Parking-Plug-Ins |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Garneau/Mt Carmel      |
| Middle     | Allandale/L St Laurent |
| High       | McKernan/L St Laurent  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 11th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 40      |
| Zoning         | Zone 15 |
| Condo Fee      | \$516   |

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Listing information last updated on June 20th, 2025 at 2:17pm MDT