

# \$339,900 - 106 10933 82 Avenue, Edmonton

MLS® #E4417896

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,272 sqft  
Condo / Townhouse on 0.00 Acres

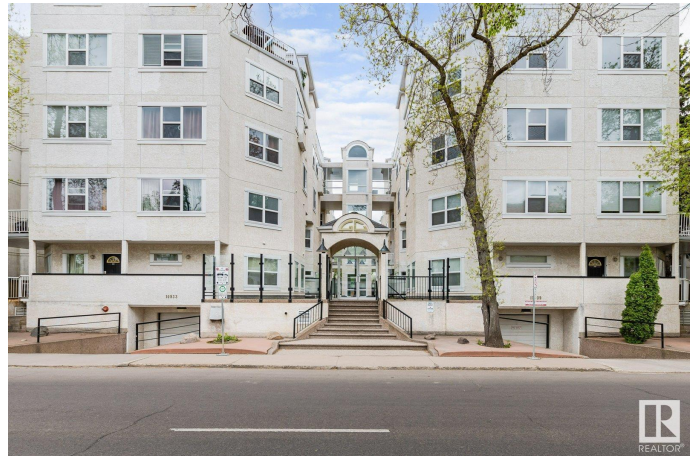
Garneau, Edmonton, AB

**INVESTOR ALERT!** Whether you are attending school or looking to add to your investor portfolio this is the one. Garneau Court is located conveniently in walking distance to the U of A hospital, University, Safeway, Shoppers, banks, restaurants and more! This well maintained 2 bedroom, 2 bathroom unit has it all: open concept layout with big bright windows, all your appliances including a counter top cook top, in-suite washer and dryer, storage inside as well as a heated underground parking spot with additional storage. It has has a gas fireplace, EAST, SOUTH & WEST FACING WINDOWS! The primary suite includes a 4 piece ensuite including a jetted tub for some well deserved relaxation. Public transit friendly! Bike the trails, visit Whyte Avenue, the River Valley or head over to the Kinsmen Sports Centre! Don't miss out on this one.

Built in 1995

## Essential Information

MLS® #	E4417896
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,272



Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	106 10933 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Gated Community, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	60
Zoning	Zone 15
Condo Fee	\$569

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Listing information last updated on March 14th, 2025 at 9:31pm MDT