

\$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 | 22 |
| Zoning | Zone 15 |
| Condo Fee | \$1,039 |

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Listing information last updated on May 15th, 2025 at 7:02am MDT