

\$325,000 - 206 10939 82 Avenue, Edmonton

MLS® #E4443394

\$325,000

2 Bedroom, 2.00 Bathroom, 1,297 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Perfect for the professional! Want to live in one of the city's most sought after areas? This lovely upgraded 2 bedroom, 2 bathroom condo in Garneau Court checks all the boxes and it's just steps from the University of Alberta. This stylish unit features hardwood floors, granite countertops, a commercial-style fridge/freezer, stainless steel appliances, & custom Hunter Douglas blinds. Elegant crown mouldings, sculpted plaster ceilings, & a cozy gas fireplace add character & warmth. Enjoy the private, oversized southwest-facing balcony located high above ground level. Additional features include air conditioning, in-suite laundry, a titled underground parking stall with a storage cage, & a secure building with elevator & interior courtyard. Recent capital improvements to the building include boiler system, elevator, & enhanced building security. This well-managed complex offers peace of mind and unbeatable access to U of A, Whyte Avenue, shopping, restaurants, and transit. Take a peek & fall in love.

Built in 1995

Essential Information

MLS® # E4443394

Price \$325,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	206 10939 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S7

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Garneau
Middle	Holy Cross
High	Louis St. Laurent

Additional Information

Date Listed	June 20th, 2025
Days on Market	130
Zoning	Zone 15
Condo Fee	\$569

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