

## \$225,000 - 201 10745 83 Avenue, Edmonton

MLS® #E4433869

**\$225,000**

2 Bedroom, 2.00 Bathroom, 976 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Fantastic 2 Bedroom 2 Bathroom Unit in Garneau Trendz is SUNNY and SPACIOUS! Located JUST One Block OFF Whyte Avenue on a Quiet Tree Lined Street this Condo Features Hardwood Flooring - Updated Kitchen with Granite Countertops and Newer Appliances, Renovated Bathrooms - and a Fresh Coat of Paint! Large Bedroom Sizes: 11'5x14'8 and 13'2x9'1. Low Condo Fees: \$457.15 Includes Heat and Water! Immediate Possession Available - Just Move In! Fantastic Investment Property so Close to University of Alberta and All the Shopping, Restaurants and Nightlife on Whyte Avenue!

Built in 1969

### Essential Information

MLS® #	E4433869
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
--------	--------

### Community Information

Address	201 10745 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E5

### Amenities

Amenities	Vinyl Windows
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick
Foundation	Concrete Perimeter

### School Information

Elementary	GARNEAU
Middle	ALLENDALÉ
High	STRATHCONA

### Additional Information

Date Listed	May 1st, 2025
Days on Market	2

Zoning	Zone 15
Condo Fee	\$457

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 11:17pm MDT