

## \$300,000 - 417 10717 83 Avenue, Edmonton

MLS® #E4436474

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Incredible Opportunity to own a Penthouse Loft Condo in the Heart of GARNEAU! Short Term Rental Friendly! Pet Friendly! This Ideal location is just a short walk from everything Whyte Ave has to offer! Old World Theaters, a Variety of restaurants, quaint cafes, the Old Strathcona Farmer's Market, a Sparkling Night Life, and just minutes from the UofA! Walk to the FRINGE! This 2-STOREY open concept 2 Bedroom 2 Bathroom Home offers over 1150 Sq Ft. of sophisticated living space! Upon entering you'll be greeted by stunning hardwood floors, a kitchen with a large built in pantry and plenty of counter space, and a cozy corner fireplace in the living-room. Upstairs to your Loft Style Primary Bedroom with tons of Space, an En-Suite bathroom, Walk-in-Closet, and Patio doors to your very own PRIVATE ROOFTOP PATIO!! Perfect for outdoor Entertaining, or sitting with your morning coffee enjoying the spectacular City Views! Comes with its own Titled Heated UNDERGROUND PARKING Stall and Storage!

Built in 1998

### Essential Information

MLS® # E4436474

Price \$300,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,186
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	417 10717 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E5

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, Smart/Program. Thermostat, Secured Parking, Security Door, Television Connection, Rooftop Deck/Patio
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Intercom, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Picnic Area, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau Elementary
Middle	McKernan Junior High
High	Old Scona Highschool

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	99
Zoning	Zone 15
Condo Fee	\$602

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