

## \$210,000 - 406 10732 86 Avenue, Edmonton

MLS® #E4440443

**\$210,000**

2 Bedroom, 1.50 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Top-floor condo near the University of Alberta with Park Views in Garneau! Visit the REALTOR®'s website for more details. This 2-bed, 2-bath apartment style condo features a bright floor-plan & a top notch location. Walking distance from the U of A, the Edmonton River Valley, & Whyte Ave's shopping, restaurants & entertainment. In this location, the city comes to you but a parking stall is included & it's a short distance to the LRT. From the balcony overlooking the park you can see The High Level Streetcar stop before it heads to downtown which adds to the Old Strathcona vibe. The efficient floor-plan allows for a kitchen table, a spacious living room & in-suite laundry but there's also storage cage for your bicycle. Garneau Manor is a professionally run building that offers utilities as part of the condo fees & allows pets with board approval. If you love the idea of owning a property in a highly desirable location with treelined streets & premium entertainment options then this home might be your home.

Built in 1984

### Essential Information

MLS® # E4440443

Price \$210,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 881                    |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 406 10732 86 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2M9             |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Parking-Visitor, Patio, Security Door, Storage Cage |
| Parking Spaces | 1                                                   |
| Parking        | Stall                                               |

### Interior

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

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                         |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, River Valley View, Schools, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Garneau School    |
| Middle     | Allendale School  |
| High       | Strathcona School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 15        |
| Condo Fee      | \$549          |

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Listing information last updated on June 17th, 2025 at 4:32am MDT