

## \$215,000 - 306 10745 83 Avenue, Edmonton

MLS® #E4448224

**\$215,000**

1 Bedroom, 1.00 Bathroom, 747 sqft

Condo / Townhouse on 0.00 Acres

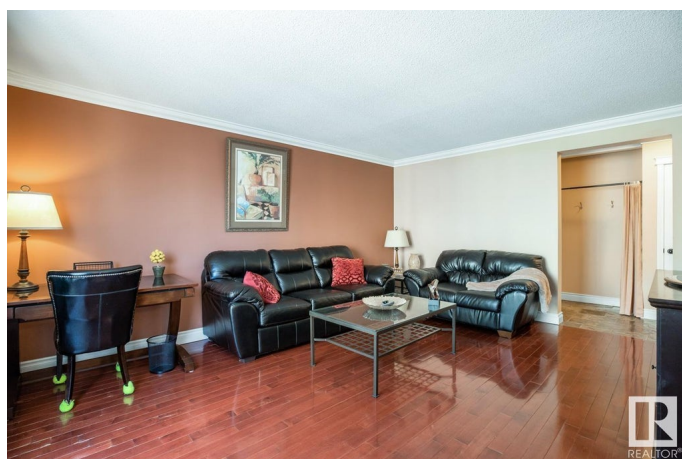
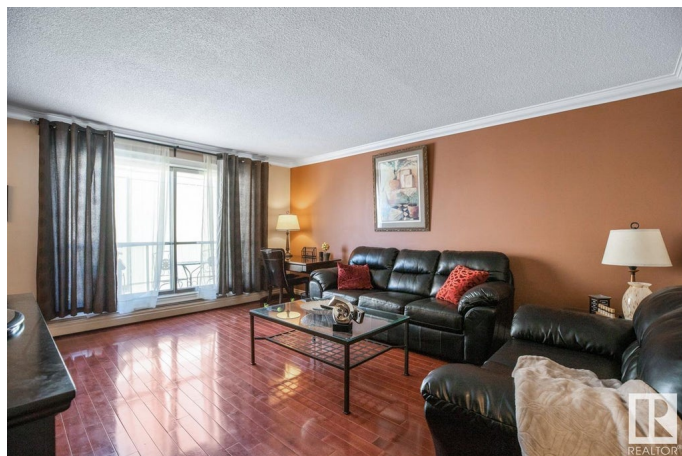
Garneau, Edmonton, AB

Welcome to the trendy Garneau Trends building! Located just off Whyte Avenue, this is a prime location in the heart of Garneau—just minutes from the University of Alberta, LRT, River Valley, and downtown Edmonton. This spacious 746 sq. ft. one-bedroom unit has been previously upgraded with hardwood floors, tile, kitchen cabinets, countertops, stainless steel appliances, paint, trim, doors, and a renovated bathroom with a jetted tub. It features a large primary bedroom and in-suite laundry. This is a fantastic opportunity for any investor, young professional, or student to own this fully furnished turnkey unit.

Built in 1969

### Essential Information

MLS® #	E4448224
Price	\$215,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	747
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
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### Community Information

Address	306 10745 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E4

### Amenities

Amenities	Detectors Smoke, Patio, See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Flat, Roll Roofing
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	12
Zoning	Zone 15
Condo Fee	\$342

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Listing information last updated on July 28th, 2025 at 10:02am MDT