

## **\$389,900 - 308 10837 83 Avenue, Edmonton**

MLS® #E4431466

**\$389,900**

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

The LAST NW corner 2 bedroom unit! Tons of natural light! Steps away from Whyte Ave and a short walk to the University of Alberta, William Off Whyte is a trendy boutique building in one of Edmonton's most desirable communities. Don't miss your chance for a superior unit on the NW corner. This unit has so much natural light coming from the many windows and a large NW deck with views of the quiet tree lined street and towards the UofA campus. Features include 9' ceilings, quartz countertops, upgraded lighting, luxury vinyl plank flooring, stainless appliances, titled underground parking and ample in-suite storage. One of the most desirable floor plans available with open concept living area great for entertaining and California split bedrooms allowing for privacy. Reasonable condo fees make this building a good investment for first time buyers or investors. Don't miss your chance to purchase one of the last developer owned corner units! Note-two photos have been virtually staged.

Built in 2019

### **Essential Information**

MLS® # E4431466

Price \$389,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 10837 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E6

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	\$545

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 April 19th, 2025 at 7:47pm MDT