

## \$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	13
Zoning	Zone 15
Condo Fee	\$549

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