

Courtesy Of Dane Phaneuf Of Exp Realty

## \$399,980 - 401 10728 82 Avenue, Edmonton

MLS® #E4440906

**\$399,980**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Stunning top-to-bottom renovation in the sought-after Garneau building! This stylish New York Chic inspired 1,100 sq ft 2-storey condo features luxury vinyl plank flooring, quartz counters, exposed brick & sleek chrome & black accents throughout. The bright, south-facing unit offers large windows with sweeping Whyte Ave views and floods of natural light. The modern kitchen boasts stainless steel appliances, gas stove, and a custom built-in dining table with bench seating and storage. Cozy up by the stone-facing gas fireplace in the open-concept living room, complete with a built-in media cabinet and 3 piece bathroom. Downstairs, find 2 bedrooms including a 5-piece ensuite with a jetted soaker tub, in the spacious primary suite with walk-in closet & in-suite laundry. With 2 parking stalls & unbeatable walkability to shops, cafes, and restaurants, this is urban living at its finest—just minutes to U of A, transit, and easy access to anywhere in the city! Property was rented out for almost \$50,000 last year!

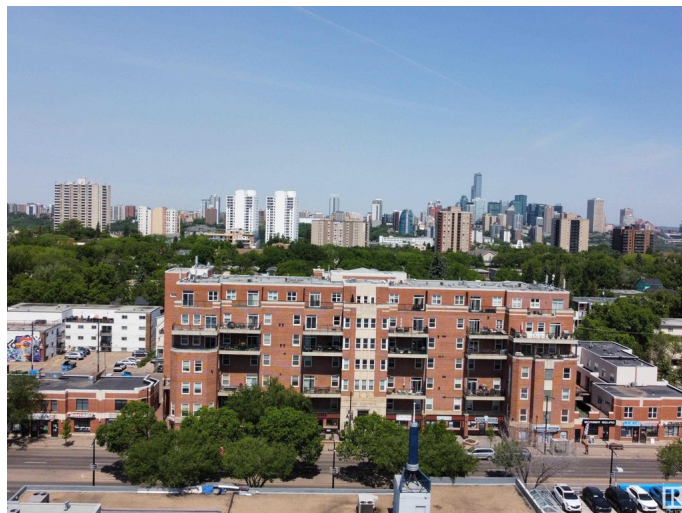
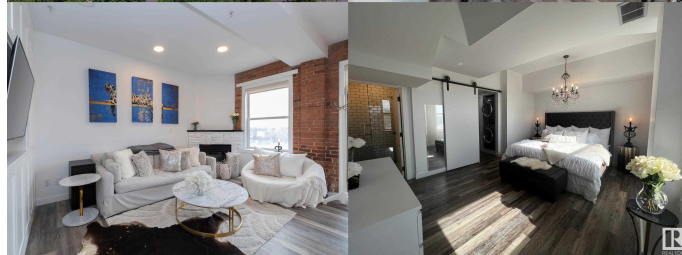
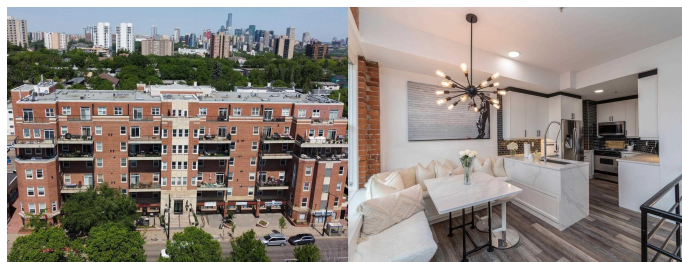
Built in 1948

### Essential Information

MLS® # E4440906

Price \$399,980

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,101                 |
| Acres          | 0.00                  |
| Year Built     | 1948                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 10728 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 6P5             |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | See Remarks     |
| Parking Spaces | 2               |
| Parking        | Heated, Parkade |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Stone Facing                                                                                      |
| # of Stories      | 6                                                                                                 |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Concrete, Brick, Stucco |
| Exterior Features | See Remarks             |

|              |                         |
|--------------|-------------------------|
| Roof         | Tar & Gravel            |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 71             |
| Zoning         | Zone 15        |
| Condo Fee      | \$645          |

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Listing information last updated on August 16th, 2025 at 6:02am MDT