

## **\$300,000 - 417 10717 83 Avenue, Edmonton**

MLS® #E4436474

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

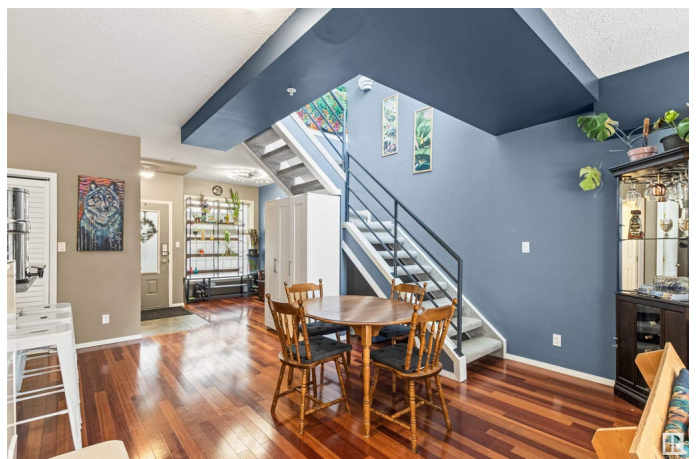
Incredible Opportunity to own a Penthouse Loft Condo in the Heart of GARNEAU! Short Term Rental Friendly! Pet Friendly! This Ideal location is just a short walk from everything Whyte Ave has to offer! Old World Theaters, a Variety of restaurants, quaint cafes, the Old Strathcona Farmer's Market, a Sparkling Night Life, and just minutes from the UofA! Walk to the FRINGE! This 2-STOREY open concept 2 Bedroom 2 Bathroom Home offers over 1150 Sq Ft. of sophisticated living space! Upon entering you'll be greeted by stunning hardwood floors, a kitchen with a large built in pantry and plenty of counter space, and a cozy corner fireplace in the living-room. Upstairs to your Loft Style Primary Bedroom with tons of Space, an En-Suite bathroom, Walk-in-Closet, and Patio doors to your very own PRIVATE ROOFTOP PATIO!! Perfect for outdoor Entertaining, or sitting with your morning coffee enjoying the spectacular City Views! Comes with its own Titled Heated UNDERGROUND PARKING Stall and Storage!

Built in 1998

### **Essential Information**

MLS® # E4436474

Price \$300,000



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,186                 |
| Acres          | 0.00                  |
| Year Built     | 1998                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 417 10717 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E5             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, Smart/Program. Thermostat, Secured Parking, Security Door, Television Connection, Rooftop Deck/Patio |
| Parking   | Heated, Underground   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Intercom, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Corner, Glass Door, Mantel  |
| # of Stories | 4   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Picnic Area, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Garneau Elementary   |
| Middle     | McKernan Junior High |
| High       | Old Scona Highschool |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 107            |
| Zoning         | Zone 15        |
| Condo Fee      | \$602          |

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Listing information last updated on August 29th, 2025 at 8:02pm MDT