

# \$259,900 - N/A, Edmonton

MLS® #E4431219

## \$259,900

2 Bedroom, 1.50 Bathroom, 1,186 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Here is your personal invite to own in the iconic Garneau building on Whyte Ave! Features 1185 sq.ft. of living space on two levels with private second-floor balcony. Main level features in-suite laundry, spacious den/ bedroom. access to lower patio area, massive 4-pc bath w/jetted tub, and gorgeous primary bedroom w/exposed brick, walk-in closet, and ensuite access. Upstairs, front entry has half bath and coat closet. Open-concept kitchen offers new stove and dishwasher, breakfast bar, plenty of natural light, and original exposed brick feature wall continuing to living room w/gas fireplace and balcony access. Excellent professionally managed building w/furnished common area and titled parking (with storage). You can live in the heart of Edmonton’s most vibrant community with the city’s finest in dining, night life, and retail within walking distance . STUDENTS, within walking distance to UOA.... NOTE some photos are virtually staged

Built in 1948

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431219  |
| Price     | \$259,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,186             |
| Acres          | 0.00              |
| Year Built     | 1948              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Garneau  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 6P5  |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | See Remarks                                 |
| Parking   | Heated, Insulated, Underground, See Remarks |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 5  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Brick   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 79               |
| Zoning         | Zone 15          |
| Condo Fee      | \$738            |

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Listing information last updated on July 4th, 2025 at 12:18am MDT