\$325,000 - 206 10939 82 Avenue, Edmonton

MLS® #E4443394

\$325,000

2 Bedroom, 2.00 Bathroom, 1,297 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Perfect for the professional! Want to live in one of the city's most sought after areas? This lovely upgraded 2 bedroom, 2 bathroom condo in Garneau Court checks all the boxes and it's just steps from the University of Alberta. This stylish unit features hardwood floors, granite countertops, a commercial-style fridge/freezer, stainless steel appliances, & custom Hunter Douglas blinds. Elegant crown mouldings, sculpted plaster ceilings, & a cozy gas fireplace add character & warmth. Enjoy the private, oversized southwest-facing balcony located high above ground level. Additional features include air conditioning, in-suite laundry, a titled underground parking stall with a storage cage, & a secure building with elevator & interior courtyard. Recent capital improvements to the building include boiler system, elevator, & enhanced building security. This well-managed complex offers peace of mind and unbeatable access to U of A, Whyte Avenue, shopping, restaurants, and transit. Take a peek & fall in love.

Built in 1995

Essential Information

MLS® # E4443394 Price \$325,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,297 Acres 0.00 Year Built 1995

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 206 10939 82 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0S7

Amenities

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Exterior Walls- 2"x6",

Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows,

Storage Cage, Natural Gas BBQ Hookup

Parking Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

of Stories 2 Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Gated Community, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Garneau

Middle Holy Cross

High Louis St. Laurent

Additional Information

Date Listed June 20th, 2025

Days on Market 131

Zoning Zone 15

Condo Fee \$569

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Listing information last updated on October 29th, 2025 at 9:47am MDT