

\$389,900 - 308 10837 83 Avenue, Edmonton

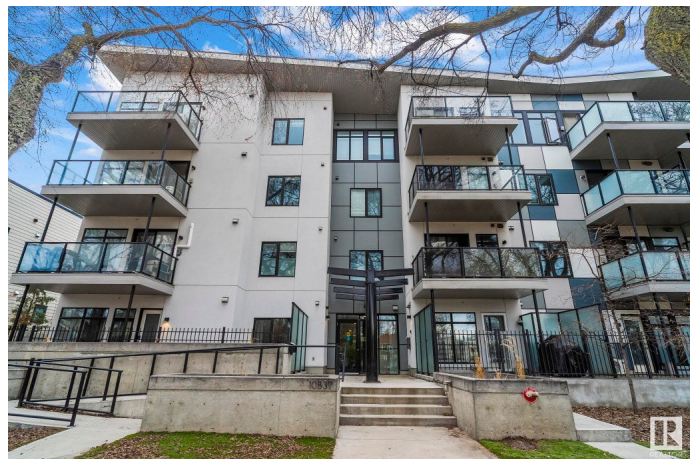
MLS® #E4431466

\$389,900

2 Bedroom, 2.00 Bathroom, 865 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

The LAST NW corner 2 bedroom unit! Tons of natural light! Steps away from Whyte Ave and a short walk to the University of Alberta, William Off Whyte is a trendy boutique building in one of Edmonton's most desirable communities. Don't miss your chance for a superior unit on the NW corner. This unit has so much natural light coming from the many windows and a large NW deck with views of the quiet tree lined street and towards the UofA campus. Features include 9' ceilings, quartz countertops, upgraded lighting, luxury vinyl plank flooring, stainless appliances, titled underground parking and ample in-suite storage. One of the most desirable floor plans available with open concept living area great for entertaining and California split bedrooms allowing for privacy. Reasonable condo fees make this building a good investment for first time buyers or investors. Don't miss your chance to purchase one of the last developer owned corner units! Note-two photos have been virtually staged.



Built in 2019

Essential Information

| | |
|----------|-----------|
| MLS® # | E4431466 |
| Price | \$389,900 |
| Bedrooms | 2 |

| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 865 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 308 10837 83 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 2E6 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating | Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

| | |
|-------------------|--|
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Flat |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 15 |
| Condo Fee | \$545 |

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Listing information last updated on April 24th, 2025 at 8:47am MDT