

# \$389,900 - 406 10837 83 Avenue, Edmonton

MLS® #E4423770

**\$389,900**

2 Bedroom, 2.00 Bathroom, 867 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Top floor SW CORNER, tons of natural light! One of the last top floor corner 2 bedroom developer units available. 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 SW corner. This unit has so much natural light coming from the many windows and a large SW deck with views towards 109 St and 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 own a top floor corner unit!

Built in 2019

## Essential Information

MLS® #	E4423770
Price	\$389,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	406 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	March 3rd, 2025
Days on Market	34
Zoning	Zone 15
Condo Fee	\$545

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