

# \$154,900 - 10810 86 Avenue, Edmonton

MLS® #E4439901

**\$154,900**

1 Bedroom, 1.00 Bathroom, 652 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

GORGEOUS!Â MODERN!Â Beautiful and completely renovated executive 1 bedroom condo in the heart of Garneau, walking distance to the U of A, steps from the Strathcona market and river valley. Feels like home immediately with it's large entrance and stunning vinyl flooring throughout.Â Designer colors and has open spacious floorplan.Â Great kitchen w/ loads of cabinet and countertops, highend stainless appliances and stepin pantry/laundry room for convenient storage.Â Cute eating nook opens to an oversized living area that could easily double with additional dining space.Â Off the living room steps onto a good sized patio which is surrounded with trees and hedges for privacy.Â Massive kingsized bedroom is bright with oversized windows and large enough for home office/study.Â WalkinÂ laundry room/pantry conveniently off the kitchen.Â Excellent complex on quaint quiet street, walking distance to Whyte Ave, coffee shops, trails, UofA & LRT. Perfect for working professionals, graduate student and empty nesters.

Built in 1992

## Essential Information

MLS® # E4439901

Price \$154,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 652                    |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10810 86 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2N2         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Television Connection |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 15        |
| Condo Fee      | \$484          |

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Listing information last updated on June 15th, 2025 at 10:32pm MDT