

# \$179,000 - 204 10745 83 Avenue, Edmonton

MLS® #E4454912

**\$179,000**

1 Bedroom, 1.00 Bathroom, 593 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Stop the search—this MODERN 1 bdr GARNEAU Trendz condo is the one you’ve been waiting for! Perfect for students, doctors, nurses, professionals, or for a smart RENTAL or AIRBnB! This gem makes life easy with its UNBEATABLE, WALKABLE LOCATION! Just steps to Whyte Avenue’s best caf s, pubs, shops and a short walk to the University of Alberta and LRT give it amazing CONVENIENCE. Inside you’ll LOVE the hardwood floors, slate tile, granite counters, jacuzzi tub, spacious bedroom, IN-SUITE LAUNDRY (yes please!), and your own PARKING STALL out back! Relax and enjoy a coffee on your CHILL PATIO with its TREE LINED VIEW! Keep money in your bank acct with LOW CONDO FEES that include heat and water. PLUS furnishings can be included too if you want! Last, but not least, bring along your furry friends—yes, it’s PET FRIENDLY! Stylish, affordable, and move-in ready. This CUTIE won’t last long!

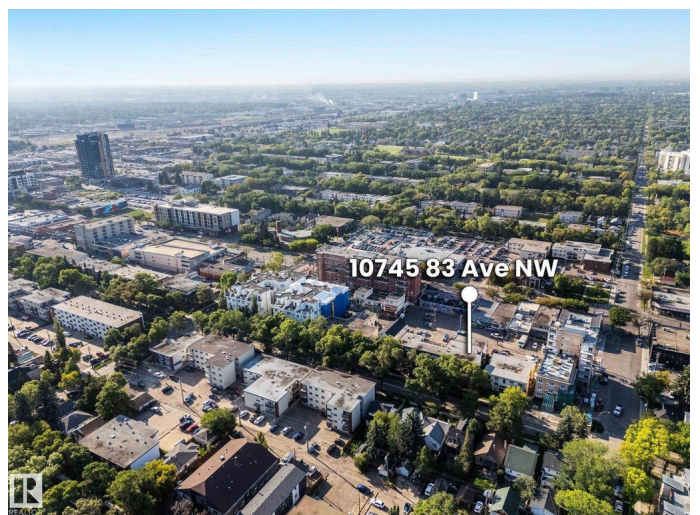
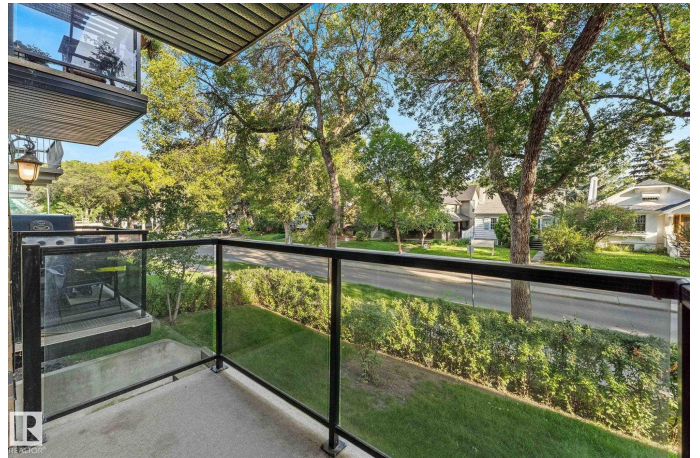
Built in 1969

## Essential Information

MLS® # E4454912

Price \$179,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 593                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 10745 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E5             |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Patio, See Remarks |
| Parking   | Stall              |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Furniture Included, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water                                                                                                                     |
| # of Stories | 3                                                                                                                                    |
| Stories      | 1                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | None, No Basement                                                                                                                    |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                           |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                 |
| Construction      | Wood, Brick, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 15           |
| Condo Fee      | \$273             |

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Listing information last updated on September 14th, 2025 at 11:02am MDT