

## \$265,000 - 10728 82 Avenue, Edmonton

MLS® #E4428888

**\$265,000**

2 Bedroom, 1.50 Bathroom, 989 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Experience elevated living in this penthouse, perfectly positioned in one of Edmonton's most vibrant neighborhoods. Steps from boutique shops, trendy caf  s, top-rated restaurants, lively markets & the University of Alberta, this location offers both convenience & character. Become captivated by the striking exposed brick, soaring 9' ceilings & expansive windows that flood the space with natural light. A private north-facing balcony provides incredible city views. The kitchen is a dream, featuring sleek white cabinetry, stainless steel & black appliances, pristine countertops, a custom tile backsplash & an elevated breakfast bar  perfect for casual dining. The blend of industrial charm & modern design continues with a statement-making circular staircase. Cozy up in the living room, where a gas fireplace creates the perfect ambiance for snowy nights at home. Upstairs, you'll find two spacious bedrooms, a stylish 3-piece bath, in-suite laundry + a private second entry. This is a rare find, it must be seen!



Built in 1948

### Essential Information

MLS® # E4428888

Price \$265,000

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	989
Acres	0.00
Year Built	1948
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	10728 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6P5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Mantel
# of Stories	5
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Brick, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau/Lady of Mt Carmel
Middle	Allendale/McKernan
High	Strathcona

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	72
Zoning	Zone 15
Condo Fee	\$523

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