

## \$199,000 - 101 10732 86 Avenue, Edmonton

MLS® #E4443687

**\$199,000**

2 Bedroom, 1.50 Bathroom, 801 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Location, Location! You can have it all! Perfectly situated for university students, first-time home buyers, or young professionals, and just steps from vibrant Whyte Avenue, the University of Alberta, and Edmonton's beautiful river valley and transit. Private and beautiful main floor 2 bedroom and 1 and a half bath condo is PET FREINDLY. The main floor offers a spacious entry way with loads of storage, larger living room brightened with patio doors and access to private patio. The kitchen has white cabinetry to the ceiling and newer appliances, opens to large dining area. Primary bedroom has loads of closet space and 2 pc bath and 2nd bedroom make up this clean well maintained home.

Built in 1984

### Essential Information

MLS® #	E4443687
Price	\$199,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	801
Acres	0.00
Year Built	1984



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 10732 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2M9

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Storage Cage
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 21st, 2025
Days on Market	5
Zoning	Zone 15

Condo Fee                    \$543

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