

\$325,000 - 206 10939 82 Avenue, Edmonton

MLS® #E4443394

\$325,000

2 Bedroom, 2.00 Bathroom, 1,297 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Perfect for the professional! Want to live in one of the city's most sought after areas? This lovely upgraded 2 bedroom, 2 bathroom condo in Garneau Court checks all the boxes and it's just steps from the University of Alberta. This stylish unit features hardwood floors, granite countertops, a commercial-style fridge/freezer, stainless steel appliances, & custom Hunter Douglas blinds. Elegant crown mouldings, sculpted plaster ceilings, & a cozy gas fireplace add character & warmth. Enjoy the private, oversized southwest-facing balcony located high above ground level. Additional features include air conditioning, in-suite laundry, a titled underground parking stall with a storage cage, & a secure building with elevator & interior courtyard. Recent capital improvements to the building include boiler system, elevator, & enhanced building security. This well-managed complex offers peace of mind and unbeatable access to U of A, Whyte Avenue, shopping, restaurants, and transit. Take a peek & fall in love.

Built in 1995

Essential Information

| | |
|----------|-----------|
| MLS® # | E4443394 |
| Price | \$325,000 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,297 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 206 10939 82 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0S7 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| # of Stories | 2 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Garneau |
| Middle | Holy Cross |
| High | Louis St. Laurent |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 59 |
| Zoning | Zone 15 |
| Condo Fee | \$569 |

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Listing information last updated on August 18th, 2025 at 9:17am MDT