

## \$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 | 134             |
| Zoning         | Zone 15         |
| Condo Fee      | \$569           |

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Listing information last updated on November 1st, 2025 at 8:47pm MDT