

# **\$134,900 - 12 10730 84 Avenue, Edmonton**

MLS® #E4425810

**\$134,900**

1 Bedroom, 1.00 Bathroom, 569 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Attention all investors and first time home buyers! Take a look at this exceptional TOP FLOOR condo unit that has been meticulously maintained. As you step inside, you will be welcomed by a bright and comfortable living area filled with natural light, thanks to the patio door leading towards the balcony. Featuring a well-sized dining area and a kitchen with FULL SIZED appliances. The large sized bedroom is located behind the charming French doors. 4-piece bathroom equipped, an IN-SUITE washer/dryer combo, and an additional washer and dryer in the common area that is free of charge for all residents! Low condo fees, which include heat and water. Additionally, it comes with one energized parking stall, and plenty of street parking is available. Nestled in the heart of the Garneau community, you will be just steps away from Whyte Avenue and all its amenities. Walking distance to the University of Alberta, Saskatchewan Drive, and River Valley trails, this is a must-see condo in a PRIME location.

Built in 1966

## **Essential Information**

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Price \$134,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 569                    |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 12 10730 84 Avenue |
| Area        | Edmonton           |
| Subdivision | Garneau            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2H9            |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Intercom, No Animal Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall, See Remarks   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, See Remarks                               |
| # of Stories | 3   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 15          |
| Condo Fee      | \$401            |

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Listing information last updated on April 30th, 2025 at 7:02pm MDT