

## \$279,900 - N/A, Edmonton

MLS® #E4452457

**\$279,900**

2 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great location close to the U of A hospital this renovated condo features new kitchen cabinets, countertops, backsplash, built-in dishwasher, microwave hood fan (all less than one year old), main floor laundry, a 2 pc bathroom and study room complete the first floor. Upper level has a spacious living/dining area with a wood burning fireplace and sliding doors to the balcony. Two good sized bedrooms upstairs and a 4 pc bathroom. Newer flooring and freshly painted throughout! Underground heated parking is titled. Heat & water are included in the condo fees! Walking distance to the University, Whyte Ave and the River Valley.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452457          |
| Price          | \$279,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |



|          |                   |
|----------|-------------------|
| Sub-Type | Stacked Townhouse |
| Style    | 2 Storey Split    |
| Status   | Active            |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Garneau  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6G 0V1  |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Skylight |
| Parking Spaces | 1                                                                  |
| Parking        | Heated, Underground                                                |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                             |
| Fireplace    | Yes                                                                                                |
| Fireplaces   | Masonry                                                                                            |
| Stories      | 3                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | None, No Basement                                                                                  |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                           |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                          |
| Construction      | Wood, Brick                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 6                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$843   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 11:02am MDT