

# \$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 | 1               |
| Zoning         | Zone 15         |

Condo Fee                \$543

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Listing information last updated on June 22nd, 2025 at 8:02am MDT