

# \$389,900 - 406 10837 83 Avenue, Edmonton

MLS® #E4423770

**\$389,900**

2 Bedroom, 2.00 Bathroom, 867 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Top floor SW CORNER, tons of natural light!  
One of the last top floor corner 2 bedroom developer units available. Steps away from Whyte Ave and a short walk to the University of Alberta, William Off Whyte is a trendy boutique building in one of Edmonton's most desirable communities. Don't miss your chance for a superior unit on the SW corner. This unit has so much natural light coming from the many windows and a large SW deck with views towards 109 St and the UofA campus. Features include 9' ceilings, quartz countertops, upgraded lighting, luxury vinyl plank flooring, stainless appliances, titled underground parking and ample in-suite storage. One of the most desirable floor plans available with open concept living area great for entertaining and California split bedrooms allowing for privacy. Reasonable condo fees make this building a good investment for first time buyers or investors. Don't miss your chance to own a top floor corner unit!

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423770  |
| Price     | \$389,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 867                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 406 10837 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E6             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 15         |
| Condo Fee      | \$545           |

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Listing information last updated on April 5th, 2025 at 2:32am MDT