# \$389,000 - 406 10728 82 Avenue, Edmonton

MLS® #E4416613

### \$389.000

2 Bedroom, 1.50 Bathroom, 1,315 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

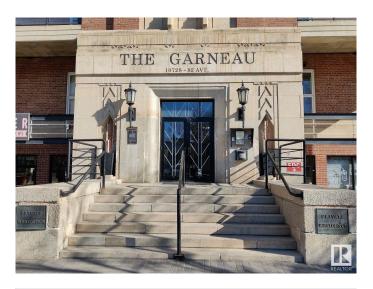
OWN A PIECE OF HISTORY IN THE HEART OF GARNEAU! This extraordinary 2-storey loft in the ICONIC GARNEAU BUILDING is a perfect fusion of vintage charm and modern sophistication. With 2 bedrooms, 2 bathrooms, 2 titled parking stalls, and over 1,300 sqft of exceptional living space, this home is truly one of a kind. Prepare to be captivated by the exposed brick walls, soaring 9ft ceilings, and a cozy corner gas fireplace. Step out onto your spacious balcony and take in city views. The bright and airy living room boasts oversized windows that flood the space with natural light, the well-appointed kitchen offers ample cupboard and counter space for your culinary creations. Descend the trendsetting spiral staircase to find two generous bedrooms, a spa-like 5pc bathroom, and a convenient laundry room. Just steps away from the vibrant pulse of Whyte Avenue, the University of Alberta, trendy shops, acclaimed restaurants, bustling farmers' markets, and exciting festivals- this is The Ultimate Urban Lifestyle!

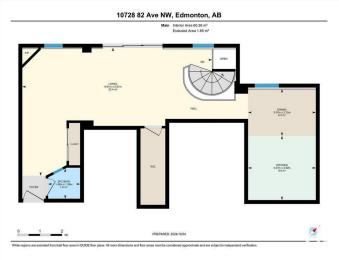
Built in 1948

#### **Essential Information**

MLS® # E4416613 Price \$389,000

Bedrooms 2







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,315 Acres 0.00

Year Built 1948

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Multi Level Apartment

Status Active

# **Community Information**

Address 406 10728 82 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 6P5

#### **Amenities**

Amenities Intercom, No Animal Home, No Smoking Home, Secured Parking,

Security Door, Storage-In-Suite

Parking Spaces 2

Parking Heated, Parkade, Underground, See Remarks

Interior

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Countertop Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

# of Stories 5

Stories 2

Has Basement Yes

Basement None, No Basement

**Exterior** 

Exterior Brick, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 21st, 2024

Days on Market 127

Zoning Zone 15

Condo Fee \$756

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 April 27th, 2025 at 1:17pm MDT