

## \$375,000 - 10909 81 Avenue, Edmonton

MLS® #E4443968

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Live Just Off Whyte, Walk to U of A! This stylish end unit 3 storey townhouse blending space, comfort and convenience is perfectly located on a quiet tree lined street steps from the University of Alberta with all the energy Whyte Avenue has to offer but without the noise. The ground level offers a private attached garage plus extra storage. Upstairs, the main level features a bright open layout with lots of large windows, generous living room, well-planned kitchen with breakfast bar, and a dedicated dining area, perfect for entertaining. There's also a handy 2-piece bath on this level for when friends come by. Upstairs are 3 bedrooms, including a primary suite with walk-through closets and full ensuite, plus another 4-piece bathroom and convenient top floor laundry. Stay comfortable year-round with central A/C or fireplace. Whether you're a student, urban professional, or investor, this location is hard to beat, just minutes to campus, caf  s, restaurants, bars, shopping, and transit.

Built in 2005

### Essential Information

MLS® # E4443968

Price \$375,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10909 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S1

### Amenities

Amenities	Secured Parking, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	6
Zoning	Zone 15
Condo Fee	\$515

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 June 29th, 2025 at 10:47pm MDT