# \$449,000 - N/A, Edmonton

MLS® #E4446776

### \$449,000

2 Bedroom, 2.00 Bathroom, 1,778 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Manhattan Lofts - ideally situated along Saskatchewan Drive and walking distance to a number of key destinations. University Hospital, U of A Campus, Kinsmen Field House Rec Center, numerous shops, restaurants & cafes that line 109 St & Whyte Ave. Also within walking distance to downtown core and extensive river valley trail system. This expansive 2-story open concept loft style condo has an outstanding floor plan. All rooms are generous in size. Floor plan lends well to shared accommodations or hosting overnight guests. Bedrooms and full baths on each floor provide distance and privacy. Each level has a designated living room and added space to set up a home office. Other Features: In-suite laundry/storage, A/C, 17ft ceiling heights, large windows to take advantage of natural light, private patio off main level facing downtown skyline, granite counters, stainless appliances, in-floor heating and 2 underground heated stalls. Great value and flexible usage. Virtually Staged. Access to unit on flrs 1 & 2.

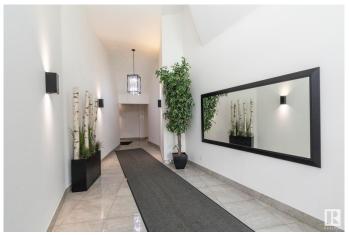
Built in 1999

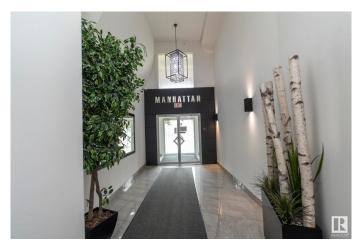
# **Essential Information**

MLS® # E4446776 Price \$449,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,778
Acres 0.00
Year Built 1999

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Multi Level Apartment

Status Active

# **Community Information**

Address N/A

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 6T6

## **Amenities**

Amenities Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water Natural

Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Television

Connection

Parking Spaces 2

Parking Heated, Tandem, Underground

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood

Fan, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating In Floor Heat System, Natural Gas

# of Stories 12
Stories 2
Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Concrete, Stucco

Exterior Features Back Lane, Flat Site, Golf Nearby, Landscaped, Paved Lane, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Unknown

Construction Concrete, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 9th, 2025

Days on Market 29

Zoning Zone 15 Condo Fee \$1,066

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Listing information last updated on August 6th, 2025 at 10:17pm MDT