

# \$240,000 - 105 10745 83 Avenue, Edmonton

MLS® #E4452892

**\$240,000**

2 Bedroom, 2.00 Bathroom, 1,013 sqft  
Condo / Townhouse on 0.00 Acres

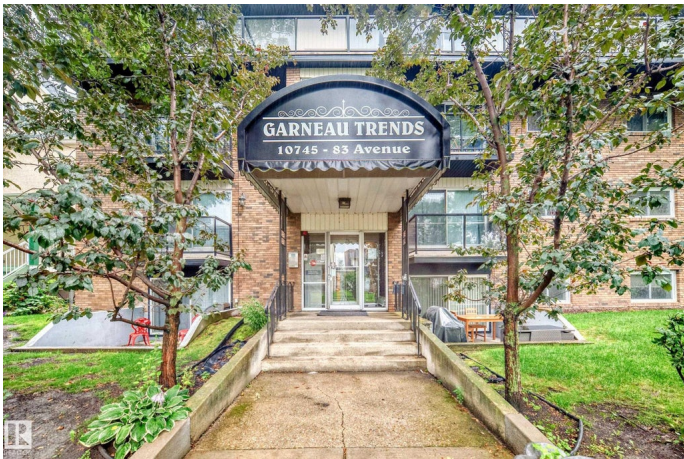
Garneau, Edmonton, AB

Discover the perfect blend of comfort, privacy and convenience in this spacious corner-unit condo. Ideally located on the ground floor, this quiet and private home offers a rare walk-out patio set in a peaceful, secluded setting - perfect for morning coffee or evening relaxation. Inside, you'll find impressively large rooms throughout, including two generously sized bedrooms, a full bathroom, and a private en-suite complete with a luxurious jetted tub. You'll also appreciate the convenience of the in-unit storage/pantry and a space saving combo Euro washer/dryer. Low condo fees make it even more appealing. Just minutes from the U of A, vibrant shops, restaurants, the farmer's market and the scenic river valley, this home is a true gem for those who value space serenity and a connected lifestyle.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452892  |
| Price          | \$240,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,013     |
| Acres          | 0.00      |
| Year Built     | 1969      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 10745 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E5             |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | On Street Parking, No Smoking Home, Parking-Plug-Ins, Patio, Storage-In-Suite |
| Parking   | Stall                                                                         |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                           |
| # of Stories      | 4                                                                                                                |
| Stories           | 1                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | None, No Basement                                                                                                |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Brick                                            |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Flat, Roll Roofing                                     |
| Construction      | Wood, Brick                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 8                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$456   |

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 August 22nd, 2025 at 4:03pm MDT