



Edmonton
10804 83 AV NW

Garneau LP: \$285,000
T6E 2E7 SP: 

Listing ID # E4379297
Building Type Townhouse
Style 3 Storey
Year Built 2012
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,005.14

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 93.38

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Enjoy a premium Garneau location near the river valley, the University of Alberta, the University Hospital, schools, shopping, public transit, recreation center, golf course and bike paths in this gorgeous pet-friendly multi-level home. It's even walking distance to the Legislature and downtown Edmonton! This home is truly turnkey, ready for you to make it your own! With its beautiful chef's kitchen open to the living room, and with its large west-facing patio, it's idea for entertaining in any season! Step up one level and you'll find a second bedrooms/den with Juliette balcony and an adjacent 3 piece bath/laundry room. It's a great home for two to share! The entire top floor is the private owner's suite. In addition to a well appointed 4-piece ensuite and walk-in closet, you'll appreciate the large private balcony where you can enjoy a west-facing view of the tree-lined neighbourhood below. Two titled parking stalls are included and there's central air as well!

Directions

Living Room	3.95x3.86	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	4	U	Yes	Main		
Kitchen	3.95x2.83	M		2	3	A	No	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	5.08x3.79	U		6				Tot Flr AG	93.38	1,005.14
Bedroom 2	4.00x3.80	A		7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type EPDM Membrane
Exterior Fiber Cement Siding, Stucco
Flooring Carpet, Ceramic Tile, Hardwood
Features Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, See Remarks

Construction Wood Frame
Basement None / No Basement
Separate Ent Yes
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape **Front Exposure** West
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$3,231.03 / 2023
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace
FP Fuel
FP Type

Site Features Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Heated, Parkade, Underground

Road Access Paved

Park Encl/Tot 2 / 2 **Garage Dim**

Condo Name Cornerstone at Garneau
Condo Fee \$632.98 **Fee Schedule** Monthly
Fee Includes Exterior Maintenance, Heat, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer

Floor Location Other **Floor#** 1
#Floors in Build 3 **Elevator** No
Balcony/Terrace Yes **Min Age**
Titled Storage No
Parking Type Titled
Unit Exposure W