

**Edmonton**

#102 10606 84 AV NW

Strathcona

T6E 2H6

LP:

SP:

\$249,900**Listing ID #** E4498862**Building Type** Lowrise Apartment**Style** Single Level Apartment**Year Built** 2014**Full Baths** 1**Half Baths** 0**Total Baths** 1.0**Tot Flr AG SqFt** 642.18**Sold Date****Bedrooms Above** 1**Bedrooms Total** 1**Basement** None**Basement Dev** No Basement**Tot Flr AG SqM** 59.66**ACTIVE****URL-Virtual Tour****URL-Brochure**

Main floor condo with a large patio and whereby you can access your condo from the street - no need to even buzz in friends and family! A fabulous walking community, only 2 blocks to the vibrant activity of Whyte Avenue where you'll find funky coffee shops, restaurants, clubs, bars and boutique clothing stores. Beautifully designed and outfitted, this 1 bedroom condo is sure to impress. Open floor plan with 9-foot ceilings, a gorgeous white kitchen, pendulum lighting over the large island, quartz counter tops, high-end stainless steel appliances, engineered hardwood flooring, in-suite laundry with full size washer and dryer, and one titled underground parking stall. The patio is large and private with shrubs and trees. Arthur Condominiums – a quiet building, well sound proofed, and only 15 units. Sure to please!

Directions

Living Room	4.84x3.22	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	4	M	No	Main		
Kitchen	6.36x2.77	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.65x3.09	M		6				Tot Flr AG	59.66	642.18
Bedroom 2				7				# Finished	1	

Heat Source Natural Gas**Heat Type** In Floor Heat System**Foundation** Concrete**Roof Type** Flat**Exterior** Brick, Stucco**Flooring** Ceramic Tile, Engineered Wood**Features** Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Vinyl Windows**Construction** Wood Frame**Basement** None / No Basement**Separate Ent****2nd Suite****Garage Suite****Garden Suite****Lot Shape****Lot Size SqM** 58.13**Zoning****Tax Amount** \$2,762.88 / 2025**Conform Type****Conform Year****Goods Excl****Permit By Seller****Permit****Permit****Front Exposure** East**F x D (m)** x**Goods Incl** Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings**Warranty****Fireplace****FP Fuel****FP Type****HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls****Site Features** Schools, Shopping Nearby**Parking** Underground**Road Access** Paved**Park Encl/Tot** /**Garage Dim****Condo Name** Arthur Condominiums**Condo Fee** \$545.45 **Fee Schedule** Monthly**Fee Includes** Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer**Floor Location** Ground**#Floors in Build** 3**Balcony/Terrace** Yes**Titled Storage** No**Parking Type** Titled**Unit Exposure** E**Floor#** 1**Elevator** Yes**Min Age**