Condo | **#102 10606 84 AV NW** | **ACTIVE** | **LP: $234,900**



E4512436 | **SP:**

Region	Edmonton	**Building Type**	Lowrise Apartment		
Area/City	Edmonton	**Style**	Single Level Apartment		URL-Brochure
Community	Strathcona	**Year Built**	2014		URL-Virtual Tour
Postal Code	T6E 2H6	**Effective Year Built**			
Tax Amount / Year	$2,974.34 / 2026				
Full Bath on Main	Yes	**Total Floor Area SF**	642.18	**Total Floor Area m2**	59.66
Half Baths	0	**Total Bedrooms**	1	**Additional Rooms**	0
Full Baths	1	**Beds Above Grade**	1	**Other Rooms**	
Total Ensuites	0	**Rooms Above Grade**	3		

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!

Front Exposure	East	**Basement**	None
Property Condition		**Basement Development**	No Basement
Construction Type	Wood Frame	**Separate Entrance**	
FOUNDATION	Concrete	**Entry at Grade Level Basement**	
EXTERIOR	Brick, Stucco	**Second Suite Y/N**	
ROOF TYPE	Flat	**Second Suite Permit by Seller**	
FLOORING	Ceramic Tile, Engineered Wood	**Garage Suite Y/N**	
HEATING TYPE	In Floor Heat System	**Garage Suite Permit by Seller**	
HEATING SOURCE	Natural Gas	**Garden Suite Y/N**	
Fireplace Y/N		**Garden Suite Permit By Seller**	
		Zero Lot Line	No
		Lot Shape	
		HOA Fee Y/N	N
		HOA Payment Schedule	
		HOA Fee Amount	
		HOA Fee Includes	
School Bus		**Days On Market**	28
Elementary School		**Sold Date**	
Junior High School			
Senior High School			

GOODS INCLUDED	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, All Window Coverings
Attached Goods Excluded	
LAUNDRY FEATURES	In Hall, In Suite, Main Level
Remodelled Year	
AMENITIES/FEATURES	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Vinyl Windows
SITE INFLUENCES	Schools, Shopping Nearby

Condo Name	Arthur Condominiums
Condo Type	Conventional
RESTRICTIONS	Pets Subject to Board App
Condo Fee	$545.45
Condo Fee Payment Sched	Monthly
Minimum Age	
Property Management	Core Property Management
Property Management Phone	780-651-1577
CONDO FEE INCLUDES	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer

Floor Number	1	**Balcony/Terrace**	Yes	**Garage Y/N**	No
Floor Location	Ground	**Elevator Y/N**	Yes	**Enclosed Parking**	
Total Floors (of Bldg)	3	**End Unit Y/N**		**Total Parking**	
Total Units	15	**UNIT EXPOSURE**	E	**PARKING PLAN TYPE**	Titled
				PARKING	Underground
Reserve Fund Study Y/N				**# Titled Parking Stalls**	1
Reserve Fund Amount				**# Titled Storage Units**	
Reserve Fund Date				**ROAD ACCESS**	Paved