

# \$389,000 - 406 10728 82 Avenue, Edmonton

MLS® #E4416613

**\$389,000**

2 Bedroom, 1.50 Bathroom, 1,315 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

OWN A PIECE OF HISTORY IN THE HEART OF GARNEAU! This extraordinary 2-storey loft in the ICONIC GARNEAU BUILDING is a perfect fusion of vintage charm and modern sophistication. With 2 bedrooms, 2 bathrooms, 2 titled parking stalls, and over 1,300 sqft of exceptional living space, this home is truly one of a kind. Prepare to be captivated by the exposed brick walls, soaring 9ft ceilings, and a cozy corner gas fireplace. Step out onto your spacious balcony and take in city views. The bright and airy living room boasts oversized windows that flood the space with natural light, the well-appointed kitchen offers ample cupboard and counter space for your culinary creations. Descend the trendsetting spiral staircase to find two generous bedrooms, a spa-like 5pc bathroom, and a convenient laundry room. Just steps away from the vibrant pulse of Whyte Avenue, the University of Alberta, trendy shops, acclaimed restaurants, bustling farmers' markets, and exciting festivals- this is The Ultimate Urban Lifestyle!

Built in 1948

## Essential Information

MLS® #	E4416613
Price	\$389,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,315
Acres	0.00
Year Built	1948
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	406 10728 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6P5

### **Amenities**

Amenities	Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	2
Parking	Heated, Parkade, Underground, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	5
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Brick, Stucco
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Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 21st, 2024
Days on Market	119
Zoning	Zone 15
Condo Fee	\$756

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