

Courtesy Of Dane Phaneuf Of Exp Realty

## \$399,980 - 401 10728 82 Avenue, Edmonton

MLS® #E4440906

**\$399,980**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Stunning top-to-bottom renovation in the sought-after Garneau building! This stylish New York Chic inspired 1,100 sq ft 2-storey condo features luxury vinyl plank flooring, quartz counters, exposed brick & sleek chrome & black accents throughout. The bright, south-facing unit offers large windows with sweeping Whyte Ave views and floods of natural light. The modern kitchen boasts stainless steel appliances, gas stove, and a custom built-in dining table with bench seating and storage. Cozy up by the stone-facing gas fireplace in the open-concept living room, complete with a built-in media cabinet and 3 piece bathroom. Downstairs, find 2 bedrooms including a 5-piece ensuite with a jetted soaker tub, in the spacious primary suite with walk-in closet & in-suite laundry. With 2 parking stalls & unbeatable walkability to shops, cafes, and restaurants, this is urban living at its finest! Just minutes to U of A, transit, and easy access to anywhere in the city! Property was rented out for almost \$50,000 last year!

Built in 1948

### Essential Information

MLS® # E4440906

Price \$399,980

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.00
Year Built	1948
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	401 10728 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6P5

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Heated, Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
# of Stories	6
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	See Remarks

Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	57
Zoning	Zone 15
Condo Fee	\$645

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT