

# \$300,000 - #417 10717 83 Av Nw, Edmonton

MLS® #E4436474

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,186 sqft  
Single Family on 0.01 Acres

Garneau, Edmonton, Alberta

Incredible Opportunity to own a Penthouse Loft Condo in the Heart of GARNEAU! Short Term Rental Friendly! Pet Friendly! This Ideal location is just a short walk from everything Whyte Ave has to offer! Old World Theaters, a Variety of restaurants, quaint cafes, the Old Strathcona Farmer's Market, a Sparkling Night Life, and just minutes from the UofA! Walk to the FRINGE! This 2-STOREY open concept 2 Bedroom 2 Bathroom Home offers over 1150 Sq Ft. of sophisticated living space! Upon entering you'll be greeted by stunning hardwood floors, a kitchen with a large built in pantry and plenty of counter space, and a cozy corner fireplace in the living-room. Upstairs to your Loft Style Primary Bedroom with tons of Space, an En-Suite bathroom, Walk-in-Closet, and Patio doors to your very own PRIVATE ROOFTOP PATIO!! Perfect for outdoor Entertaining, or sitting with your morning coffee enjoying the spectacular City Views! Comes with its own Titled Heated UNDERGROUND PARKING Stall and Storage! (id:6289)

Built in 1998

## Essential Information

Listing #	E4436474
Price	\$300,000
Bedrooms	2
Bathrooms	2.00



Square Footage 1,186  
Acres 0.01  
Year Built 1998  
Type Single Family  
Sub-Type Condominium/Strata

### Community Information

Address #417 10717 83 Av Nw  
Subdivision Garneau  
City Edmonton  
Province Alberta  
Postal Code T6E2E5

### Amenities

Amenities Golf Course, Public Transit, Schools, Shopping, Ceiling - 9ft  
Features Private setting, Closet Organizers  
Parking Heated Garage, Underground

### Interior

Appliances Dishwasher, Fan, Garage door opener, Intercom, Microwave Range Hood Combo, Oven - Built-In, Refrigerator, Washer/Dryer Stack-Up, Stove  
Heating Forced air  
Fireplace Yes  
Fireplaces Gas

### Listing Details

Listing Office Century 21 All Stars Realty Ltd



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