

\$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

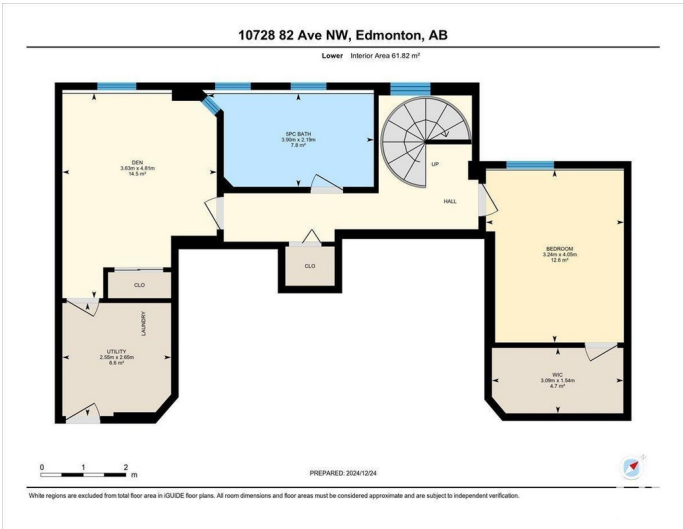
Garneau, Edmonton, AB

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 |
|----------|---------------|

|                   |  |
|-------------------|--|
| 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 | 120                 |
| Zoning         | Zone 15             |
| Condo Fee      | \$756               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 8:47am MDT