# \$269,900 - N/A, Edmonton

MLS® #E4431219

# \$269,900

2 Bedroom, 1.50 Bathroom, 1,186 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Here is your personal invite to own in the iconic Garneau building on Whyte Ave! Features 1185 sq.ft. of living space on two levels with private second-floor balcony. Main level features in-suite laundry, spacious den/ bedroom. access to lower patio area, massive 4-pc bath w/jetted tub, and gorgeous primary bedroom w/exposed brick, walk-in closet, and ensuite access. Upstairs, front entry has half bath and coat closet. Open-concept kitchen offers new stove and dishwasher, breakfast bar, plenty of natural light, and original exposed brick feature wall continuing to living room w/gas fireplace and balcony access. Excellent professionally managed building w/furnished common area and titled parking (with storage). You can live in the heart of Edmonton's most vibrant community with the city's finest in dining, night life, and retail within walking distance . STUDENTS, within walking distance to UOA

Built in 1948

#### **Essential Information**

MLS® # E4431219 Price \$269,900

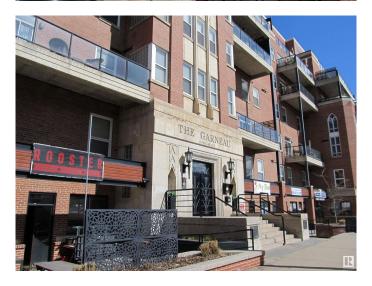
Bedrooms 2

Bathrooms 1.50

Full Baths 1







Half Baths 1

Square Footage 1,186 Acres 0.00 Year Built 1948

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style 2 Storey
Status Active

# **Community Information**

Address N/A

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 6P5

# **Amenities**

Amenities See Remarks

Parking Heated, Insulated, Underground, See Remarks

### Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

# of Stories 5
Stories 2
Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Concrete, Brick

Exterior Features Back Lane, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Tar & amp; Gravel Construction Concrete, Brick

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 64

Zoning Zone 15

Condo Fee \$738

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 June 18th, 2025 at 9:31pm MDT