

# **\$169,696 - 103 10810 86 Avenue, Edmonton**

MLS® #E4421443

**\$169,696**

2 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Move in Ready with New Flooring and baseboards through out. The Caledon is a 15 unit complex just steps from the University of Alberta, Hospitals, the River Valley, public transportation and the shops and cafes on Whyte Avenue. You'll love the bright floor plan that includes two bedrooms, a dining area, a spacious kitchen and breakfast area, two full bathrooms and very good sized storage and in suite laundry. Enjoy your patio that is large enough to BBQ and entertain; and on colder days you can curl up by the gas fireplace. This immaculate unit features ALL NEW VINYL flooring, plenty of kitchen cupboards, counter space, ample storage and 2 FULL baths. This great unit also includes an assigned parking stall and plenty of on street parking. The low condo fees of 674/mo includes heat and water. Small pets are OK with board approval. This well kept unit is a must to see!

Built in 1992

## **Essential Information**

MLS® #	E4421443
Price	\$169,696
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867



Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 10810 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2N2

### Amenities

Amenities	Deck, See Remarks, Natural Gas BBQ Hookup
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 13th, 2025
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Days on Market	79
Zoning	Zone 15
Condo Fee	\$647



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