# \$259,900 - N/A, Edmonton

MLS® #E4431219

#### \$259,900

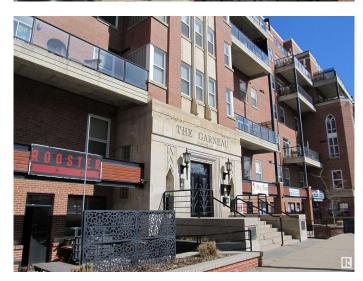
2 Bedroom, 1.50 Bathroom, 1,186 sqft Condo / Townhouse on 0.00 Acres

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.... NOTE some photos are virtually staged







Built in 1948

#### **Essential Information**

MLS® #	E4431219
Price	\$259,900
Bedrooms	2
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,186
Acres	0.00
Year Built	1948
Туре	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 & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date ListedApril 16th, 2025Days on Market90ZoningZone 15Condo Fee\$738

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Listing information last updated on July 15th, 2025 at 6:32pm MDT