

Courtesy Of Levi Hooft Of Exp Realty

## **\$368,000 - 203 10837 83 Avenue, Edmonton**

MLS® #E4422437

### **\$368,000**

2 Bedroom, 2.00 Bathroom, 872 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Check out this amazing property located in the heart of Whyte Ave/University! Close to all amenities & Airbnb friendly - perfect for leisure, business trips, or medical visits, this fully furnished, luxury unit is a cash-flowing, turn-key investment, able to generate \$3,600+ per month. A new air conditioner has been installed, Seller financing may be available, making this an accessible and appealing option for investors. Located on the second level for added security and comes with a secured parking stall underground. Professionally managed by Elara - They are wonderful. Don't miss out on owning a prime, income-generating property in one of the city's best areas!



Built in 2019

### **Essential Information**

MLS® #	E4422437
Price	\$368,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00
Year Built	2019
Type	Condo / Townhouse

Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	203 10837 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Heat Exchanger
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Furniture Included, Hood Fan, Household Goods Included, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Hot Water, Electric, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane, Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	49

Zoning	Zone 15
Condo Fee	\$545

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Listing information last updated on April 11th, 2025 at 5:32pm MDT