



**Edmonton** **Garneau LP: \$289,900**  
 #415 10717 83 AV NW T6E 2E5 SP:

**Listing ID #** E4333547 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Multi Level Apartment  
**Year Built** 1998  
**Full Baths** 1  
**Half Baths** 1  
**Total Baths** 1.1  
**Tot Flr AG SqFt** 1,352.28  
**Sold Date**  
**Bedrooms Above** 0  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 125.63

Luxury 3 level, 2 bedroom penthouse condo located in the heart of Old Strathcona, close to Whyte Avenue, U of A and the River Valley. The main floor offers 9' ceilings, 6" baseboards, kitchen with tons of cabinet space, stainless steel appliances, garburator, granite countertops, marble backsplash glass block wall and an adjacent dining area. Completing the main level is a bright, spacious living room with gas fireplace and a 2pc bathroom. The upper level has a very large loft/bonus room with patio door giving access to the private west facing rooftop deck with views of downtown. The lower level has a large primary bedroom with huge walk-in closet, second bedroom with access to outside, laundry room and 5pc bathroom with jetted tub and separate shower. This unit has been freshly painted throughout, has 3" silhouette blinds, central air conditioning and 2 titled, heated underground parking stalls.

**Directions**

Living Room	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room 2.55x2.04 M	Bedroom 4	1	0			Main		
Kitchen 3.14x2.71 M	Laundry Room .095x.088 L	2	2	M	No	Upper		
Family Room 4.98x3.22 M	Utility Room 1.43x1.34 L	3	5	L	No	Above Grd		
Den		4				Lower		
Bonus Room 6.77x4.99 U		5				Below Grd		
Primary Bedrm 3.71x3.63 L		6				Tot Flr AG	125.63	1,352.28
Bedroom 2 3.14x3.14 L		7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Stucco  
**Flooring** Hardwood  
**Features** Ceiling 9 ft., Deck, Laundry-In-Suite  
**Construction** Wood Frame  
**Basement** None  
**Basement Dev** No Basement  
**Separate Ent**  
**2nd Suite**  
**Garden Suite**  
**Lot Shape**  
**Lot Size SqM**  
**Zoning**  
**Tax Amount** \$2,693.96 / 2022  
**Conform Type**  
**Conform Year**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
**Goods Excl**

**Warranty**  
**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Corner, Mantel  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Public Transportation, Schools, Shopping Nearby, View Downtown

**Parking** Heated, Underground

**Road Access** Paved **Park Encl/Tot** 2 / 2 **Garage Dim**

<b>Condo Name</b> Garneau Lofts	<b>Floor Location</b> Top	<b>Floor#</b> 4
<b>Condo Fee</b> \$492.00 <b>Fee Schedule</b> Monthly	<b>#Floors in Build</b> 4	<b>Elevator</b> Yes
<b>Fee Includes</b> Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution	<b>Balcony/Terrace</b> Yes	<b>Min Age</b>
	<b>Titled Storage</b> No	
	<b>Parking Type</b> Titled	
	<b>Unit Exposure</b> W	