

## \$299,000 - N/A, Edmonton

MLS® #E4431219

**\$299,000**

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. Immediate possession available.

Built in 1948

### Essential Information

MLS® #	E4431219
Price	\$299,000
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 & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	18
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 May 3rd, 2025 at 10:32pm MDT