

## **\$259,999 - 304 10827 85 Avenue, Edmonton**

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MLS® #E4431290

### **\$259,999**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

WALKING DISTANCE TO U OF A, U OF A HOSPITAL, WHYTE AVE, RIVER VALLEY, DOWNTOWN - LOCATION 10/10. This 2 bedroom and 2 full bath, 3rd floor north west facing condo in "The Andross" has it all!

Features include: over 1,100 sq.ft. of living space, , open concept kitchen , bright and spacious living room, gas fireplace, tons of storage, large balcony, underground parking, central elevator, and INSUITE laundry.

Additionally, large master has a walk-in closet and ensuite bathroom. All utilities are included in the condo fees, except power. Take advantage of one the best areas Edmonton has to offer!

Built in 1994

### **Essential Information**

MLS® #	E4431290
Price	\$259,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 304 10827 85 Avenue  
Area Edmonton  
Subdivision Garneau  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 2L2

### Amenities

Amenities See Remarks  
Parking Spaces 1  
Parking Parkade, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,  
Window Coverings  
Heating Hot Water, Natural Gas  
Fireplace Yes  
Fireplaces See Remarks  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Brick, Stucco  
Exterior Features Flat Site, Landscaped, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market	6
Zoning	Zone 15
Condo Fee	\$716

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