

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

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	15
Zoning	Zone 15
Condo Fee	\$716

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 2nd, 2025 at 5:17am MDT