

# \$139,900 - 302 10738 85 Avenue, Edmonton

MLS® #E4432313

**\$139,900**

1 Bedroom, 1.00 Bathroom, 522 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**\*\*\*GOLDEN OPPORTUNITY\*\*\*** They say "Location Location Location" is how you win in real estate. And this TOP FLOOR unit at Golden Ash Apartments definitely checks that box, being walking distance to the University of Alberta, Whyte Ave, and Edmonton's spectacular River Valley. But it also has "Affordable Affordable Affordable" written all over it! CONSIDER: Low condo fees (which include heat and water). Low property taxes. With current interest rates, you could own this unit for less than you'd rent it for! WHO IS THIS FOR?: Great question. If you're a first-time buyer tired of paying rent, and need quick access to amenities and ETS / LRT, this is a great option. If you're a parent of a student attending University for a few years, why pay tuition PLUS room/board fees in residence when you can build equity and have a future rental property? If you're an investor, this is arguably one of THE BEST locations in the entire city. New laminate flooring. Freshly painted. Private balcony. This one is MOVE IN READY!

Built in 1965

## Essential Information

MLS® # E4432313

Price \$139,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 522                    |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 302 10738 85 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2K8             |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Security Door, Storage-In-Suite |
| Parking   | Stall                           |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                                   |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 23rd, 2025  
Days on Market                99  
Zoning                              Zone 15  
Condo Fee                        \$433

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