

Courtesy Of Sam Killick Of ARIVL

# \$124,900 - 104 10738 85 Avenue, Edmonton

MLS® #E4444196

**\$124,900**

1 Bedroom, 1.00 Bathroom, 495 sqft  
Condo / Townhouse on 0.00 Acres

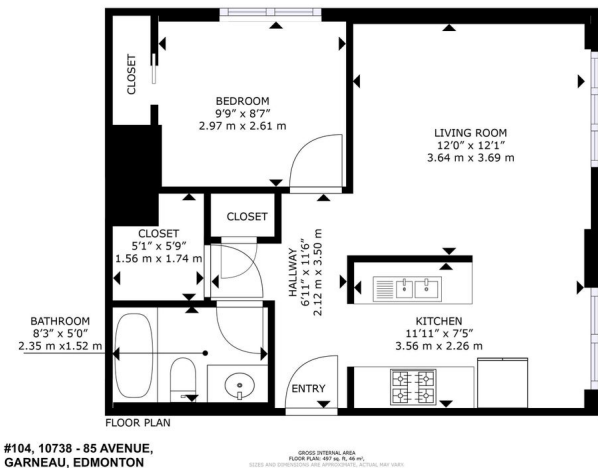
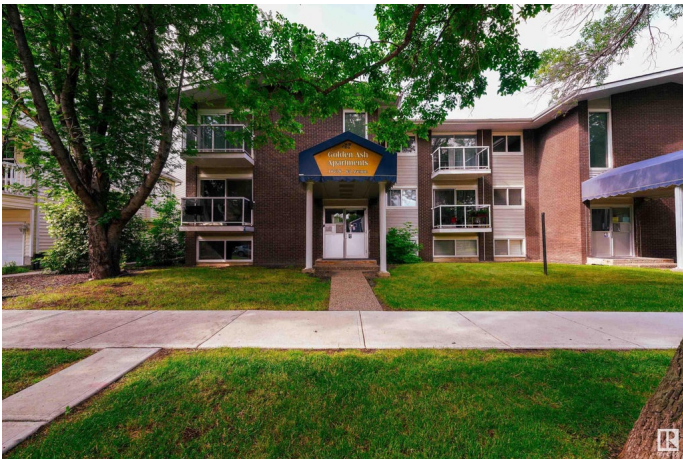
Garneau, Edmonton, AB

ATTENTION STUDENTS & INVESTORS, GREAT VALUE 1 BEDROOM 1 BATH CONDO IN GARNEAU! Welcome to Golden Ash Apartments—this updated unit features sleek flat-panel cabinetry, stainless steel appliances, and laminate flooring throughout for easy maintenance. You'll love the rare in-suite storage for your extra gear. Includes 1 assigned parking stall. Just a 15-minute walk to the University of Alberta, 18 minutes to Kinsmen Sports Centre, and under 10 minutes to the river valley trails! Located in one of Edmonton's most vibrant neighbourhoods, you're steps from the city's best shops, cafés, restaurants, and artist hubs. Also, the iconic Strathcona Market is a hop, skip, and a jump away! Whether you're investing or nesting, this charming unit is ready to impress. Could this be the paw-fect fit? Come see it today!

Built in 1965

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444196  |
| Price          | \$124,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 495       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1965                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 10738 85 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2K8             |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Intercom, Security Door, Vinyl Windows, See Remarks |
| Parking Spaces | 1                                                   |
| Parking        | Stall                                               |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Brick, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Garneau School   |
| Middle     | Allendale School |

High McKernan School

**Additional Information**

Date Listed June 25th, 2025  
Days on Market 38  
Zoning Zone 15  
Condo Fee \$384

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Listing information last updated on August 2nd, 2025 at 8:17am MDT