

## \$378,000 - 304 10837 83 Avenue, Edmonton

MLS® #E4458847

**\$378,000**

2 Bedroom, 2.00 Bathroom, 878 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Spacious and stylish, this 3rd floor condo in the sought-after William off Whyte building offers urban convenience in the heart of Garneau. With 2 bedrooms, 2 bathrooms, plus a versatile den, this home provides plenty of room for professionals, students, or investors alike. The open-concept floor plan features a contemporary kitchen with sleek cabinetry, quartz countertops, and stainless steel appliances, flowing seamlessly into the bright living and dining area. Large windows fill the space with natural light, and the massive private balcony is ideal for morning coffee or evening relaxation. The primary suite includes a walk-through closet and a beautifully appointed ensuite, while the second bedroom and full bath are perfect for guests or roommates. A functional den adds flexibility as a home office, reading nook, or creative space. Additional highlights include in-suite laundry, and titled underground parking. Located just steps from Whyte, the U of A, caf  s, and local shopping, this gem has it all!

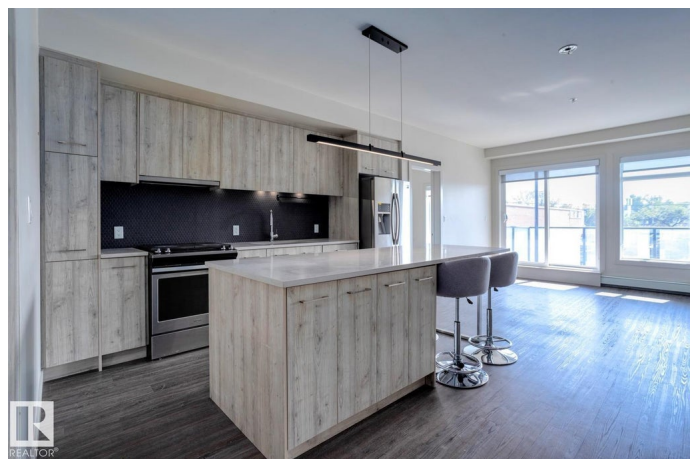
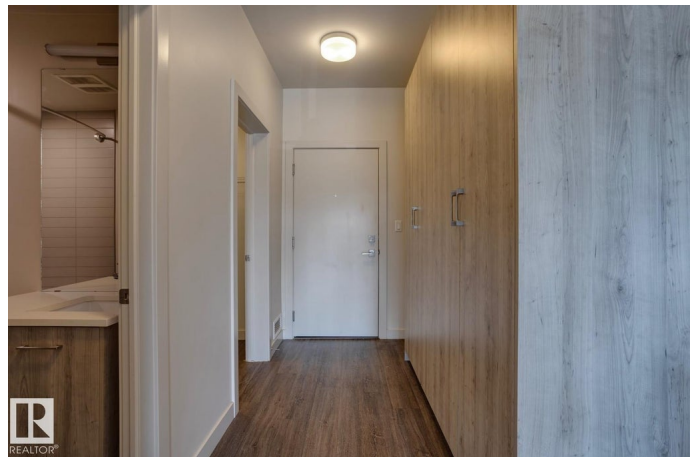
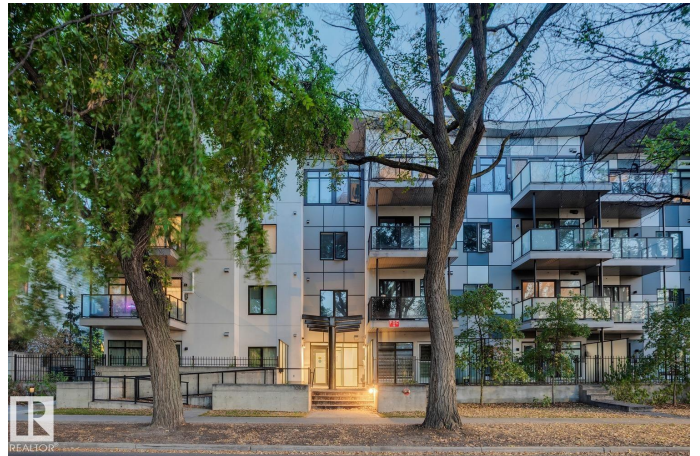
Built in 2019

### Essential Information

MLS® # E4458847

Price \$378,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 878                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 10837 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E6             |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Security Door |
| Parking   | Underground                                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                               |
| # of Stories      | 4                                                                                                    |
| Stories           | 1                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | None, No Basement                                                                                    |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement                                                            |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | EPDM Membrane                                                                 |
| Construction      | Wood, Fiber Cement                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 21st, 2025  
Days on Market                45  
Zoning                              Zone 15  
Condo Fee                        \$558

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