

\$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 | 13 |
| Zoning | Zone 15 |
| Condo Fee | \$716 |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT