

Courtesy Of Aman K Rana Of Exp Realty

## \$355,000 - 402 10728 82 Avenue, Edmonton

MLS® #E4449142

**\$355,000**

2 Bedroom, 1.50 Bathroom, 1,193 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

WELCOME TO THE HEART OF OLD STRATHCONA! This UNIQUE 2-STOREY CONDO offers timeless charm and urban flair just steps from Whyte Ave. Brimming with CHARACTER, the space features EXPOSED BRICK, soaring ceilings, and large windows that flood the home with natural light. The open-concept upper level includes a spacious living area, modern kitchen, walkout balcony and room for entertaining. The lower level features a second entry, a large bedroom with generous closet storage, and bathroom, as well as a large flex space that can double as a 2nd bedroom with closet. IN-SUITE LAUNDRY, CENTRAL A/C, two titled underground parking stalls, and a WELL-MANAGED BUILDING round out the features. Walk to restaurants, cafes, festivals, U of A, and transit – this is CITY LIVING that blends classic industrial style with warm, inviting touches near Edmonton's River Valley – perfect for professionals, creatives, or anyone looking to experience one of Edmonton's most VIBRANT and STORIED NEIGHBOURHOODS.

Built in 1948

### Essential Information

MLS® # E4449142

Price \$355,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,193             |
| Acres          | 0.00              |
| Year Built     | 1948              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 10728 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 6P5             |

### Amenities

|                |                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Patio, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 2                                                                                                                                                               |
| Parking        | Double Indoor, Heated, Underground                                                                                                                              |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                          |
| # of Stories      | 5                                                                                                                                               |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |

Basement                      None, No Basement

**Exterior**

Exterior                      Brick

Exterior Features      Back Lane, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City

Roof                          Tar & Gravel

Construction              Brick

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 22nd, 2025

Days on Market          46

Zoning                      Zone 15

Condo Fee                 \$693

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Listing information last updated on September 6th, 2025 at 3:32am MDT