

# **\$169,696 - 103 10810 86 Avenue, Edmonton**

MLS® #E4421443

**\$169,696**

2 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Move in Ready with New Flooring and baseboards through out. The Caledon is a 15 unit complex just steps from the University of Alberta, Hospitals, the River Valley, public transportation and the shops and cafes on Whyte Avenue. You'll love the bright floor plan that includes two bedrooms, a dining area, a spacious kitchen and breakfast area, two full bathrooms and very good sized storage and in suite laundry. Enjoy your patio that is large enough to BBQ and entertain; and on colder days you can curl up by the gas fireplace. This immaculate unit features ALL NEW VINYL flooring, plenty of kitchen cupboards, counter space, ample storage and 2 FULL baths. This great unit also includes an assigned parking stall and plenty of on street parking. The low condo fees of 674/mo includes heat and water. Small pets are OK with board approval. This well kept unit is a must to see!

Built in 1992

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4421443  |
| Price          | \$169,696 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 867       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1992                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 10810 86 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2N2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Stall                                     |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 13th, 2025 |
|-------------|---------------------|

Days on Market     66  
Zoning                Zone 15  
Condo Fee           \$647



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