

Courtesy Of Aman K Rana Of Exp Realty

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

MLS® #E4449142

**\$355,000**

2 Bedroom, 1.50 Bathroom, 1,301 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 â€” this is CITY LIVING that blends classic industrial style with warm, inviting touches near Edmonton's River Valley â€” perfect for professionals, creatives, or anyone looking to experience one of Edmontonâ€™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	1,301
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          5

Zoning                      Zone 15

Condo Fee                 \$693

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