

# \$279,900 - 102 10837 83 Avenue, Edmonton

MLS® #E4443598

## \$279,900

1 Bedroom, 1.00 Bathroom, 641 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Perfect for Students! Steps away from the University of Alberta, and the University Hospital, William Off Whyte is a trendy boutique building in one of Edmonton’s best communities. This unit has a MASSIVE PATIO surrounded by trees, big enough to enjoy outdoor dining! With the most desirable color package featuring light wood cabinets and mocha floors, this unit also boasts AIR CONDITIONING, 9' ceilings, titled UNDERGROUND PARKING, quartz countertops, gas stove, honeycomb backsplash, upgraded lighting, luxury vinyl plank flooring and stainless appliances. There is also ample in-unit storage with a large laundry room and walk in closet in the bedroom. Reasonable condo fees make this building a good investment for first time buyers or investors.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443598  |
| Price          | \$279,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 641       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2019                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 102 10837 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2E6             |

### **Amenities**

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                                                                                             |
| Parking        | Underground                                                                                                                                                   |

### **Interior**

|              |                                                                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, See Remarks |
| Heating      | Hot Water, Natural Gas                                                                                                                                                          |
| # of Stories | 4                                                                                                                                                                               |
| Stories      | 4                                                                                                                                                                               |
| Has Basement | Yes                                                                                                                                                                             |
| Basement     | None, No Basement                                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                                                               |
| Construction      | Wood, Stucco                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 15         |
| Condo Fee      | \$420           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 6:17am MDT