

## \$378,000 - 304 10837 83 Avenue, Edmonton

MLS® #E4458847

**\$378,000**

2 Bedroom, 2.00 Bathroom, 878 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Spacious and stylish, this 3rd floor condo in the sought-after William off Whyte building offers urban convenience in the heart of Garneau. With 2 bedrooms, 2 bathrooms, plus a versatile den, this home provides plenty of room for professionals, students, or investors alike. The open-concept floor plan features a contemporary kitchen with sleek cabinetry, quartz countertops, and stainless steel appliances, flowing seamlessly into the bright living and dining area. Large windows fill the space with natural light, and the massive private balcony is ideal for morning coffee or evening relaxation. The primary suite includes a walk-through closet and a beautifully appointed ensuite, while the second bedroom and full bath are perfect for guests or roommates. A functional den adds flexibility as a home office, reading nook, or creative space. Additional highlights include in-suite laundry, and titled underground parking. Located just steps from Whyte, the U of A, caf  s, and local shopping, this gem has it all!

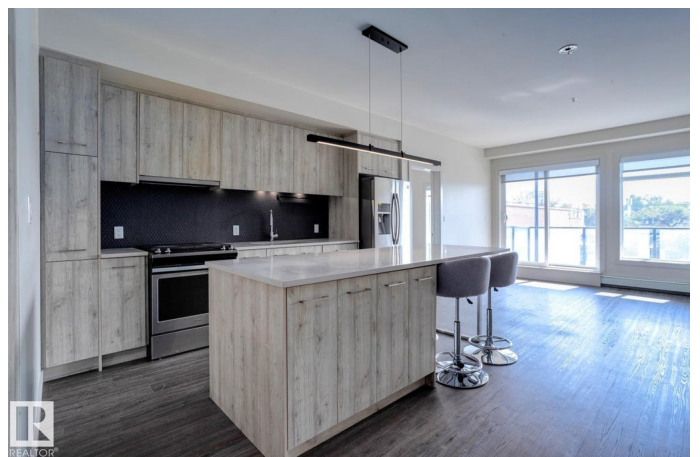
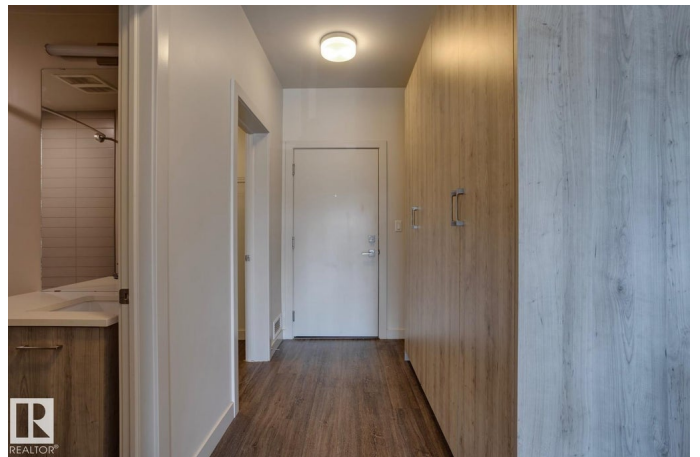
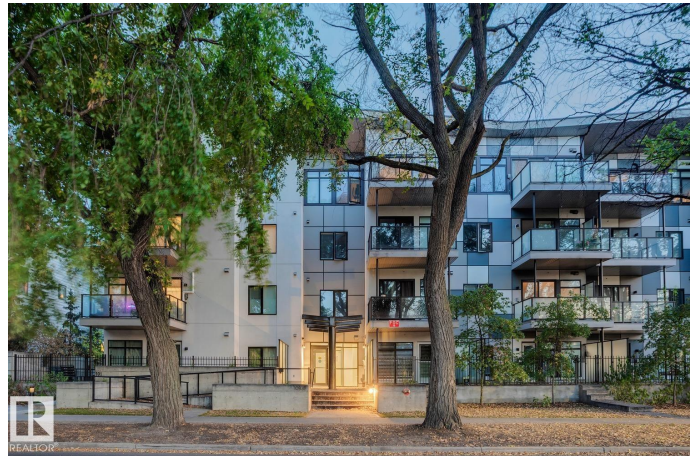
Built in 2019

### Essential Information

MLS® # E4458847

Price \$378,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 10837 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E6

### Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Security Door
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	EPDM Membrane
Construction	Wood, Fiber Cement

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 21st, 2025  
Days on Market        1  
Zoning                      Zone 15  
Condo Fee                \$558

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