

Courtesy Of Aman K Rana Of Exp Realty

## \$345,000 - 402 10728 82 Avenue, Edmonton

MLS® #E4449142

**\$345,000**

2 Bedroom, 1.50 Bathroom, 1,193 sqft

Condo / Townhouse on 0.00 Acres

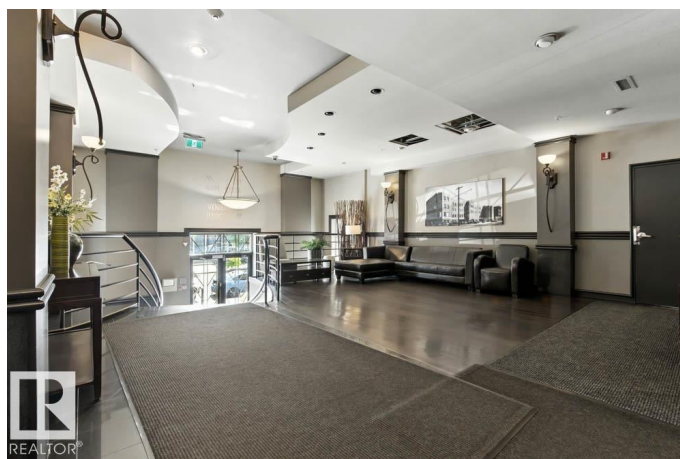
Garneau, Edmonton, AB

THE HEART OF OLD STRATHCONA! This UNIQUE 2-STOREY CONDO offers timeless charm and urban flair just steps from Whyte Ave. EXPOSED BRICK, soaring ceilings, and LARGE WINDOWS exude character. 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. Two TITLED UNDERGROUND HEATED STALLS, IN-SUITE LAUNDRY, CENTRAL A/C, and a WELL-MANAGED, SECURE building. Walk to restaurants, cafes, festivals, U of A, and transit, all near the River Valley – perfect for Creatives, Professionals, or anyone looking to experience one of Edmonton’s most VIBRANT and STORIED NEIGHBOURHOODs.

Built in 1948

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449142  |
| Price      | \$345,000 |
| 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 | 86              |
| Zoning         | Zone 15         |
| Condo Fee      | \$693           |

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Listing information last updated on October 16th, 2025 at 9:02pm MDT