

\$375,000 - 10909 81 Avenue, Edmonton

MLS® #E4443968

\$375,000

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Live Just Off Whyte, Walk to U of A! This stylish end unit 3 storey townhouse blending space, comfort and convenience is perfectly located on a quiet tree lined street steps from the University of Alberta with all the energy Whyte Avenue has to offer but without the noise. The ground level offers a private attached garage plus extra storage. Upstairs, the main level features a bright open layout with lots of large windows, generous living room, well-planned kitchen with breakfast bar, and a dedicated dining area, perfect for entertaining. There's also a handy 2-piece bath on this level for when friends come by. Upstairs are 3 bedrooms, including a primary suite with walk-through closets and full ensuite, plus another 4-piece bathroom and convenient top floor laundry. Stay comfortable year-round with central A/C or fireplace. Whether you're a student, urban professional, or investor, this location is hard to beat, just minutes to campus, caf  s, restaurants, bars, shopping, and transit.

Built in 2005

Essential Information

MLS® # E4443968

Price \$375,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	10909 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S1

Amenities

Amenities	Secured Parking, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 24th, 2025
Days on Market	8
Zoning	Zone 15
Condo Fee	\$515

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