

Courtesy Of Dave O Schroder Of MaxWell Polaris

## \$299,000 - N/A, Edmonton

MLS® #E4458622

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,039 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

EXCEPTIONALLY WELL CARED FOR 1038 sq.ft. home has TWO bedrooms and TWO bathrooms. LARGE primary bedroom is 14'9"x11'3" and has a 3 piece ENSUITE bath. The ensuite was FULLY RENOVATED at a cost of \$25,000+. LUXURY RAINFALL shower head (\$1700), BLACK MARBLE shower floor, bathroom sliding barn door (\$1600). Both the ensuite and bedroom have INFLOOR HEATING. The second bedroom is 12'4"x11'2". This SOUTH FACING suite has large windows for an abundance of NATURAL SUNLIGHT. All NEW KITCHEN APPLIANCES bought Dec 2024. Updated plumbing in both bathrooms. Owners like this: WALKING DISTANCE to U of A, hospital, groceries, LRT train station, Kinsmen Sports Centre + outdoor pool, RIVER VALLEY, Whyte Ave, Old Strathcona Farmer's Market, and near downtown....but not part of downtown. The Caledon has only 15 units, visitor parking, elevator, new shingles in 2016, heat + water included in condo fees, healthy reserve fund, pet friendly, FIBER OPTIC INTERNET CONNECTED. Since 2019: new hot water heater, furnace, and boiler.

Built in 1992

### Essential Information

MLS® #

E4458622



Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2N2

### Amenities

Amenities	No Smoking Home, Security Door
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 19th, 2025
Zoning	Zone 15
Condo Fee	\$792

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Listing information last updated on September 19th, 2025 at 8:02pm MDT