



## 10745 83 Avenue 405 Edmonton AB

\$264,900

Welcome to EFFORTLESS living in Garneau! The OPEN FLOOR PLAN, MODERN DESIGN, & ABUNDANT NATURAL LIGHT will immediately catch your eye! The kitchen is a STANDOUT, featuring RICH CABINETS, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, STYLISH BACKSPLASH, & a COZY ISLAND with EXTRA STORAGE,! The CHARMING dining area flows into the SPACIOUS living room, where SLIDING DOORS lead to the first of TWO BALCONIES! The PRIMARY BEDROOM is bright & airy with direct access to a LARGE, SOUTH-FACING ROOFTOP PATIO/BALCONY!! A second bedroom, 4PC BATH, & IN-SUITE LAUNDRY provide ADDED CONVENIENCE, & the suite also includes portable A/C with upgrades such as NEW PAINT & FIXTURES completed in 2020. Location is IDEAL as you're just minutes from the University of Alberta, U of A Hospital, River Valley, Whyte Avenue, & downtown Edmonton, offering EASY ACCESS to all amenities. Don't miss your chance to view this STUNNING HOME that could be YOURS! (Please note building allows AirBNB)

Listing Presented By:



Originally Listed by:  
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