



## 10810 86 Avenue 304 Edmonton AB

\$279,000

This elegant 1,100 sf two-bedroom, two-bathroom unit located on the third floor of the "Caledon" boasts proximity to the University of Alberta, the picturesque River Valley, and the vibrant shops of Whyte Avenue. Bathed in natural light, the spacious floor plan features multiple south-facing windows and sliding doors leading to a balcony. Highlights include a luxurious 4-piece ensuite, mirrored closet doors, a cozy gas fireplace in the living room, laminate flooring, and the convenience of in-suite laundry with a stackable washer and dryer accompanied by ample storage space. Additionally, a covered parking stall with power is included, along with six appliances and window coverings. Positioned in the heart of Old Garneau, this charming condo presents an opportunity not to be missed!

Listing Presented By:



Originally Listed by:  
Initia Real Estate

robinmaoca@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca