

## \$464,900 - 303 10606 84 Avenue, Edmonton

MLS® #E4411823

**\$464,900**

2 Bedroom, 2.00 Bathroom, 974 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Top Floor! Corner unit! GREAT LOCATION & Value in the desirable community of Strathcona! Welcome to Arthur Condominiums. This impressive condo has an open concept layout with plenty of windows for natural light. There are 2 bedrooms & 2 full bathrooms. The Master bedroom has a double sink ensuite bathroom. In-suite laundry and ample storage space. Engineered hardwood floors, quartz countertops & stainless-steel appliances. There is a large South balcony off of the dining area. Included a titled Tandem underground heated parking stall. Conveniently situated near shopping, banks, restaurants, pubs, public transportation, the river valley and the University of Alberta. Walking distance to the farmers market. Enjoy the festivals and walking/bike paths during the summer! This condo has been well cared for and shows great. Welcome to your cozy home!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4411823  |
| Price          | \$464,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 974       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 10606 84 Avenue |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2H6             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking |
| Parking   | Heated, Tandem, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Stove-Induction |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Corner Lot, Flat Site |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Days on Market | 176                |
| Zoning         | Zone 15            |
| Condo Fee      | \$802              |

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Listing information last updated on April 18th, 2025 at 3:17pm MDT