

Courtesy Of Sam Killick Of ARIVL

# \$124,900 - 104 10738 85 Avenue, Edmonton

MLS® #E4444196

**\$124,900**

1 Bedroom, 1.00 Bathroom, 495 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

ATTENTION STUDENTS & INVESTORS, GREAT VALUE 1 BEDROOM 1 BATH CONDO IN GARNEAU! Welcome to Golden Ash Apartments—this updated unit features sleek flat-panel cabinetry, stainless steel appliances, and laminate flooring throughout for easy maintenance. You'll love the rare in-suite storage for your extra gear. Includes 1 assigned parking stall. Just a 15-minute walk to the University of Alberta, 18 minutes to Kinsmen Sports Centre, and under 10 minutes to the river valley trails! Located in one of Edmonton's most vibrant neighbourhoods, you're steps from the city's best shops, caf  s, restaurants, and artist hubs. Also, the iconic Strathcona Market is a hop, skip, and a jump away! Whether you're investing or nesting, this charming unit is ready to impress. Could this be the paw-fect fit? Come see it today!

Built in 1965

## Essential Information

MLS® #	E4444196
Price	\$124,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	495



Acres	0.00
Year Built	1965
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 10738 85 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2K8

### Amenities

Amenities	Intercom, Security Door, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Swimming Pool, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau School
Middle	Allendale School

High McKernan School

### **Additional Information**

Date Listed June 25th, 2025

Days on Market 9

Zoning Zone 15

Condo Fee \$384

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