

# \$324,999 - 401 10810 86 Avenue, Edmonton

MLS® #E4442081

**\$324,999**

2 Bedroom, 2.00 Bathroom, 1,327 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to Penthouse Living in the Heart of Garneau! Experience elevated urban living in this rare, two-story penthouse suite located just steps from Edmonton’s stunning river valley and minutes from the vibrant energy of Whyte Avenue. Boasting over 1,300 sq. ft. of stylish, open-concept living space, this 2-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and luxury. Situated in a quiet, low-rise building in one of the city’s most sought-after neighborhoods, this residence features spacious layouts, modern finishes, and unbeatable access to the best of Garneau’s shops, restaurants, and cultural attractions. Don’t miss this exceptional opportunity to own a unique and rarely available penthouse in one of Edmonton’s most dynamic communities!

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442081  |
| Price          | \$324,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,327     |
| Acres          | 0.00      |



|            |                       |
|------------|-----------------------|
| Year Built | 1992                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Lowrise Apartment     |
| Style      | Multi Level Apartment |
| Status     | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 10810 86 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2N2             |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Detectors Smoke, No Smoking Home, Security Door, Vaulted Ceiling |
| Parking Spaces | 1                                                                                |
| Parking        | Parkade                                                                          |

### Interior

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

### Exterior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                        |
| Exterior Features | Back Lane, Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 15         |
| Condo Fee      | \$959           |

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Listing information last updated on June 17th, 2025 at 4:17am MDT