# \$180,000 - 201 10738 85 Avenue, Edmonton

MLS® #E4444456

# \$180,000

2 Bedroom, 1.00 Bathroom, 779 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Investor Alert â€" Turnkey Opportunity in Garneau! Welcome to Golden Ash Apartments, a prime location for your next rental property or portfolio addition! This 2-bedroom, 1-bath condo offers 778 sq. ft. of smart, functional space in one of Edmonton's most sought-after rental zones. Currently tenant-occupied, this property offers immediate rental income with no vacancy downtimeâ€"a true turnkey investment! Located in the heart of Garneau, just a short walk from the University of Alberta, University University Hospital, Whyte Ave, shopping, dining, and all major transit routes including ETS and LRTâ€"this is the kind of location renters dream of, ensuring consistent demand year-round. Whether you're a seasoned investor or just getting started, this unit checks all the boxes: low maintenance, ideal layout, unbeatable location, and proven rental appeal. Condos in this area are always in demand, making it a smart, stress-free addition to your investment portfolio.

Built in 1965

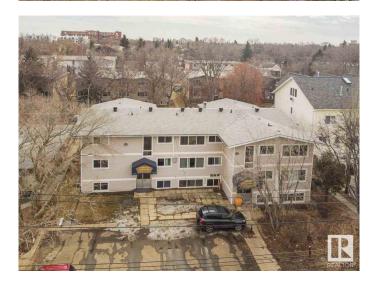
## **Essential Information**

MLS® # E4444456 Price \$180,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 779

Acres 0.00 Year Built 1965

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 201 10738 85 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 2K8

# **Amenities**

Amenities On Street Parking, No Animal Home, Security Door, Storage-In-Suite

Parking Stall

#### Interior

Appliances Hood Fan, Refrigerator, Stove-Electric

Heating Baseboard, Hot Water, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

# **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Flat Site, Golf Nearby, Landscaped, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 26th, 2025

Days on Market

Zoning Zone 15

Condo Fee \$674

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Listing information last updated on June 30th, 2025 at 12:02pm MDT