

## **\$589,900 - 10922 University Avenue, Edmonton**

MLS® #E4431069

**\$589,900**

5 Bedroom, 3.50 Bathroom, 1,264 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

New Garneau Listing! Beautifully designed 2-storey front/back duplex in the prestigious University Avenue neighbourhood. Offering 5 bdrms and close to 1800 sq ft of living space, 3 bedrooms and 2.5 baths above grade, 2 additional bdrms and a full bath in basement â€”ideal for family, guests, or potential rental income. An open-concept layout with engineered hardwood and tile flooring throughout. Living room has lots of natural light and features a modern linear gas fireplace. The kitchen includes a large island with quartz countertops, stainless steel appliances, a pantry, and a stylish tile backsplash. Upstairs, all bdrms with double-door closets; and primary bedroom has a 4-piece ensuite. Side entrance to the finished bsmt, excellent rental potential adding versatility and value to the home. Walking distance to the University of Alberta, hospitals, Cross Cancer Institute, LRT, Whyte Ave and the river valley. A rare opportunity in one of Edmontonâ€™s most sought-after locations!

Built in 2017

### **Essential Information**

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Price \$589,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10922 University Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1Y2

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Infill Property
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$310

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Listing information last updated on April 19th, 2025 at 4:17pm MDT