

## \$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 – 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 downtime—a true turnkey investment! Located in the heart of Garneau, just a short walk from the University of Alberta, University Hospital, Whyte Ave, shopping, dining, and all major transit routes including ETS and LRT—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	15
Zoning	Zone 15
Condo Fee	\$674

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