

## \$175,000 - 201 10738 85 Avenue, Edmonton

MLS® #E4444456

**\$175,000**

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.

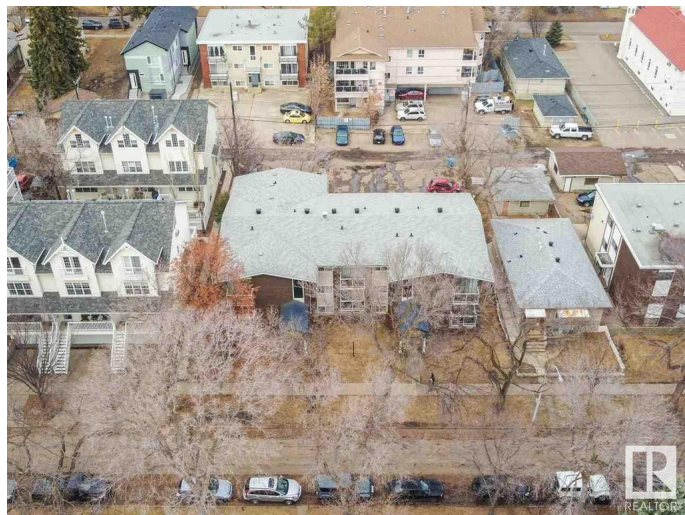
Built in 1965

### Essential Information

MLS® # E4444456

Price \$175,000

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 | 121             |
| Zoning         | Zone 15         |
| Condo Fee      | \$674           |

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Listing information last updated on October 24th, 2025 at 11:32pm MDT