

Courtesy Of Dave O Schroder Of MaxWell Polaris

\$299,000 - N/A, Edmonton

MLS® #E4458622

\$299,000

2 Bedroom, 2.00 Bathroom, 1,039 sqft
Condo / Townhouse on 0.00 Acres

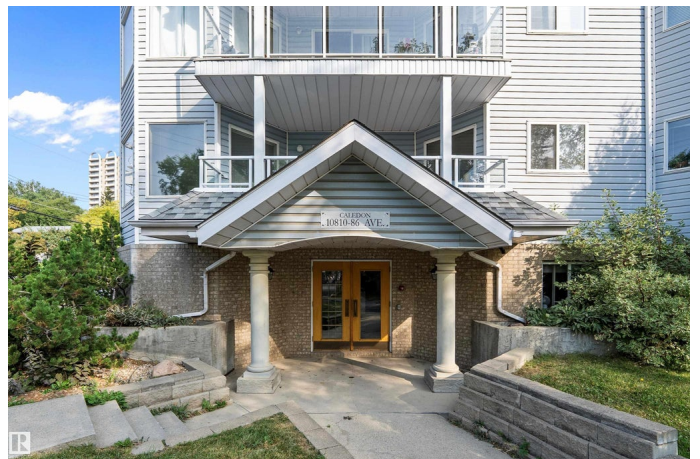
Garneau, Edmonton, AB

EXCEPTIONALLY WELL CARED FOR 1038 sq.ft., TWO bedroom\TWO bath home. LARGE primary bedroom is 14'9"x11'3" with 3 piece ENSUITE bath. \$28,000+ was spent July 2024 on the ensuite including LUXURY RAINFALL shower head (\$1700), BLACK MARBLE shower floor, glass sliding barn door (\$1600) plus new floor in the bedroom. Ensuite + bedroom have INFLOOR HEATING. The second bedroom is 12'4"x11'2". This SOUTH FACING suite has large windows for an abundance of NATURAL SUNLIGHT. All NEW LG KITCHEN APPLIANCES bought Dec 2024. Updated plumbing in both bathrooms. Owners like this: WALKING DISTANCE to U of A, hospital, groceries, LRT station, Kinsmen Sports Centre + outdoor pool, RIVER VALLEY, Whyte Ave, Old Strathcona Farmer's Market, and near downtown....but not part of downtown. The Caledon has only 15 units, visitor parking, elevator, new shingles in 2016, heat + water included in condo fees, healthy reserve fund, pet friendly, FIBER OPTIC INTERNET. Since 2019: new hot water heater, furnace, boiler, balcony membrane.

Built in 1992

Essential Information

MLS® #	E4458622
Price	\$299,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2N2

Amenities

Amenities	No Smoking Home, Security Door
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	7
Zoning	Zone 15
Condo Fee	\$792

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Listing information last updated on September 26th, 2025 at 3:17pm MDT