

## \$569,900 - 10922 University Avenue, Edmonton

MLS® #E4431069

**\$569,900**

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

MLS® # E4431069

Price \$569,900

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 | 60               |
| Zoning         | Zone 15          |
| Condo Fee      | \$310            |

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Listing information last updated on June 15th, 2025 at 8:02am MDT