

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

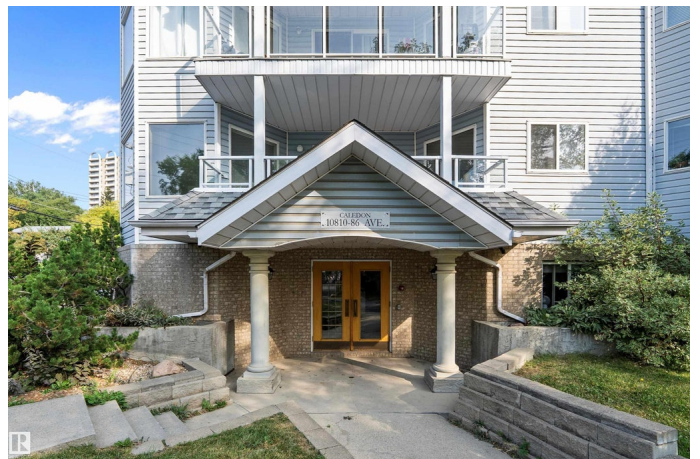
EXCEPTIONALLY WELL CARED FOR 1038 sq.ft., TWO bedroom\TWO bath home. LARGE primary bedroom is 14'9"x11'3" with 3 piece ENSUITE bath. \$28,000+ was spent July 2024 on the ensuite including LUXURY RAINFALL shower head (\$1700), BLACK MARBLE shower floor, glass sliding barn door (\$1600) plus new floor 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 | 14                   |
| Zoning         | Zone 15              |
| Condo Fee      | \$792                |

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Listing information last updated on October 2nd, 2025 at 10:32pm MDT