

## \$420,000 - 103 10606 84 Avenue, Edmonton

MLS® #E4462283

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,004 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Bright, modern, and full of light – 2 bed, 2 bath corner unit in Strathcona! Rare opportunity to own in the highly sought-after Arthur Condominiums, where modern design meets one of Edmonton’s most walkable locations. Just steps to Whyte Ave, the Old Strathcona Farmers’ Market, and the River Valley, with quick access to the University of Alberta and downtown. Large windows fill this SE-facing ground-floor unit with natural light, creating an inviting, open feel complemented by 9’ ceilings. The kitchen features white cabinetry, quartz countertops, and stainless steel appliances. With two spacious bedrooms, two full bathrooms, in-suite laundry, titled heated underground parking with storage, and a large private patio with secure gate and storage, this home checks all the boxes. Experience the perfect blend of comfort, convenience, and style in the heart of Strathcona

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462283  |
| Price      | \$420,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,004                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 10606 84 Avenue |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2H6             |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Heated, Parkade                                                                                                                     |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                              |
| # of Stories      | 3                                                                                                   |
| Stories           | 3                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                       |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | EPDM Membrane                                                             |
| Construction      | Wood, Brick, Stucco                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 16th, 2025  
Days on Market                18  
Zoning                              Zone 15  
Condo Fee                        \$826

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