

## \$449,000 - N/A, Edmonton

MLS® #E4446776

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,778 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Manhattan Lofts - ideally situated along Saskatchewan Drive and walking distance to a number of key destinations. University Hospital, U of A Campus, Kinsmen Field House Rec Center, numerous shops, restaurants & cafes that line 109 St & Whyte Ave. Also within walking distance to downtown core and extensive river valley trail system. This expansive 2-story open concept loft style condo has an outstanding floor plan. All rooms are generous in size. Floor plan lends well to shared accommodations or hosting overnight guests. Bedrooms and full baths on each floor provide distance and privacy. Each level has a designated living room and added space to set up a home office. Other Features: In-suite laundry/storage, A/C, 17ft ceiling heights, large windows to take advantage of natural light, private patio off main level facing downtown skyline, granite counters, stainless appliances, in-floor heating and 2 underground heated stalls. Great value and flexible usage. Virtually Staged. Access to unit on flrs 1 & 2.

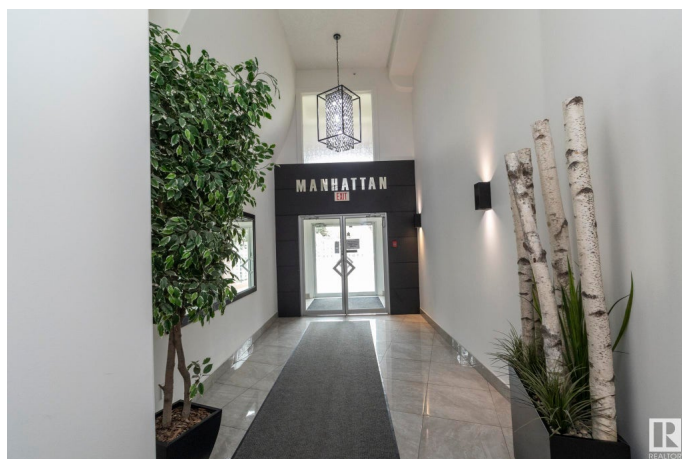
Built in 1999

### Essential Information

MLS® # E4446776

Price \$449,000

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,778                 |
| Acres          | 0.00                  |
| Year Built     | 1999                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Garneau  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 6T6  |

### Amenities

|                |                                                                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Television Connection |
| Parking Spaces | 2                                                                                                                                                                                                                       |
| Parking        | Heated, Tandem, Underground                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                                                                                             |
| # of Stories      | 12                                                                                                                                                            |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                                             |

### Exterior

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Unknown                                                                                                                     |
| Construction      | Concrete, Stucco                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 15        |
| Condo Fee      | \$1,066        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 8:32am MDT