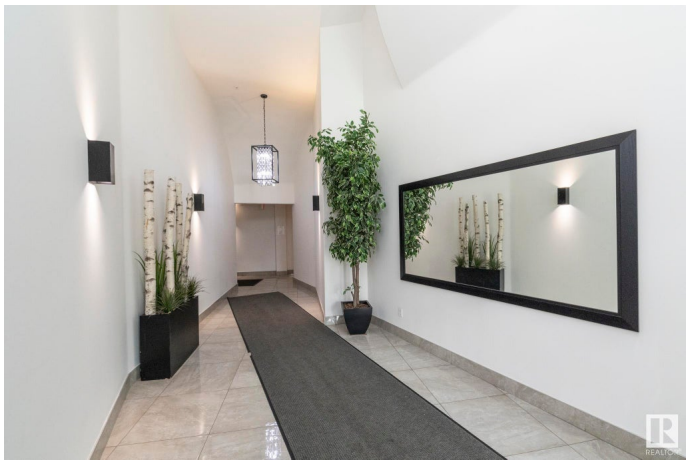
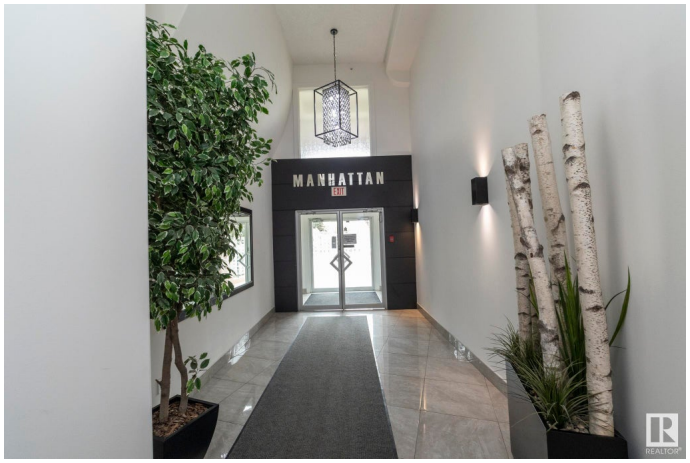
Courtesy Of Rick A Conlon Of RE/MAX Real Estate

$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	43
Zoning	Zone 15
Condo Fee	$1,066

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 21st, 2025 at 12:32pm MDT