

Courtesy Of Jeremy Dolinsky Of RE/MAX River City

## \$286,900 - 304 10524 77 Avenue, Edmonton

MLS® #E4421345

**\$286,900**

2 Bedroom, 2.00 Bathroom, 949 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this stunning 2-bedroom, 2-bathroom condo in the heart of Queen Alexandra, offering just under 950 sq. ft. of modern living space. The open kitchen features stainless steel appliances, premium cabinets, and sleek countertops, while the bright living room boasts hardwood floors, an electric fireplace, and access to a spacious balcony. The primary suite includes a walk-in closet and ensuite with a tub and shower, and the convenience of in-suite laundry is a bonus. This unit comes with heated underground tandem parking for two vehicles, as well as a storage cage and the building offers secured access, an elevator, and a common room. Located within walking distance to Whyte Avenue, trendy shopping, and the University of Alberta, this condo combines style, comfort, and an unbeatable location. Has been renting for \$2000 per month. Heat and Water/Sewer included in condo fees!

Built in 2009

### Essential Information

MLS® #	E4421345
Price	\$286,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	949
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	304 10524 77 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1N1

### **Amenities**

Amenities	Off Street Parking, Intercom, Patio, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Double Indoor, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski

	Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Queen Alexandra
Middle	Mckernan
High	Strathcona High School

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	57
Zoning	Zone 15
Condo Fee	\$752

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 April 11th, 2025 at 6:32pm MDT