

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 | 51                  |
| 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 5th, 2025 at 7:32pm MDT