

## \$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

Live steps from Whyte Ave in this stylish 2-bed, 2-bath condo in Queen Alexandra! Offering nearly 950 sq. ft., this open-concept unit features a sleek kitchen with stainless steel appliances, hardwood floors, an electric fireplace, and a spacious balcony. The primary suite includes a walk-in closet and full ensuite. Enjoy the convenience of in-suite laundry, heated underground tandem parking for 2, secure storage, and a building with elevator and common room. Heat and water are included in condo fees! Walk to shopping, cafes, and the University of Alberta. Rents for \$2,000/month â€” ideal for investors or owners alike. Quick possession available!

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	68
Zoning	Zone 15
Condo Fee	\$752

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