

## \$272,500 - 304 10524 77 Avenue, Edmonton

MLS® #E4434123

**\$272,500**

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® #	E4434123
Price	\$272,500
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, Deck, Detectors Smoke, Intercom, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
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Days on Market	12
Zoning	Zone 15
Condo Fee	\$752

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