

## **\$175,000 - 105 10520 80 Avenue, Edmonton**

MLS® #E4425389

**\$175,000**

1 Bedroom, 1.00 Bathroom, 690 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Just steps from Whyte Avenue and within walking distance to the University of Alberta, this freshly painted ground-floor condo in Cambridge Place offers stylish urban living! Featuring 742 sqft of bright, open-concept space, this one-bedroom, one-bathroom unit includes sleek laminate and tile flooring throughout. The spacious living room is filled with natural light and opens onto a private balcony overlooking a serene green space. The dining area is perfect for hosting, while the walk-through kitchen boasts stainless steel appliances and a functional design. The generously sized bedroom offers ample closet space, and the in-suite laundry with extra storage adds everyday convenience. A contemporary four-piece bathroom completes the home. Cambridge Place is a well-managed building, ideally located near the vibrant shops, restaurants, and amenities of Whyte Avenue. With a dedicated parking stall and easy access to everything the area has to offer, perfect for students, professionals, or investors alike!

Built in 1981

### **Essential Information**

MLS® # E4425389

Price \$175,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 690                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 10520 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1V3             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Water   |
| # of Stories | 4  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Mill Creek, McKernan |
| Middle     | Allendale            |
| High       | Strathcona           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 15          |
| Condo Fee      | \$352            |

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Listing information last updated on May 1st, 2025 at 9:17pm MDT