

## \$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 |
|-------------|---------------|

|                |         |
|----------------|---------|
| Days on Market | 49      |
| Zoning         | Zone 15 |
| Condo Fee      | \$752   |

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Listing information last updated on June 19th, 2025 at 1:02am MDT