

## \$254,900 - 204 10524 77 Avenue, Edmonton

MLS® #E4436305

**\$254,900**

2 Bedroom, 2.00 Bathroom, 942 sqft

Condo / Townhouse on 0.00 Acres

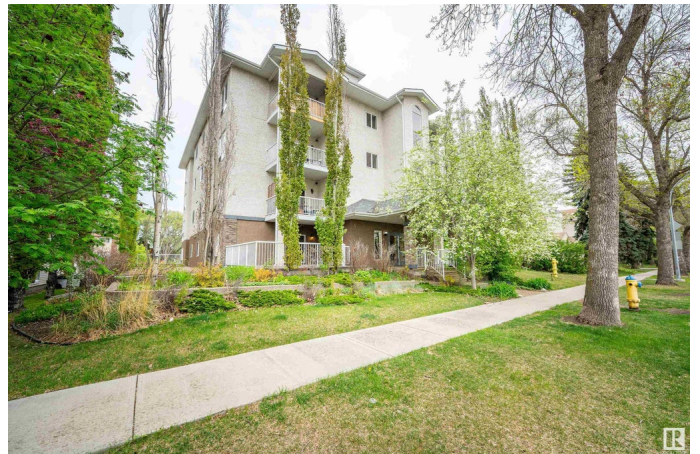
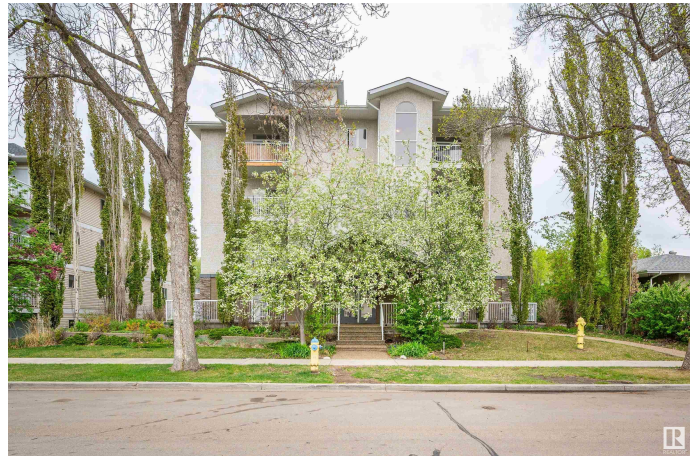
Queen Alexandra, Edmonton, AB

Nestled in the heart of Queen Alexandra, this stylish 2 bedroom 2 bath condo offers the perfect blend of urban convenience and serene living. Located on a tranquil street, you are just steps away from Whyte Ave. The UofA and top rated schools are within walking distance. This corner unit has a welcoming entrance. The Galley style kitchen has stainless appliances, granite counter tops perfect for culinary enthusiasts. The kitchen is open to the spacious and inviting living room with corner fireplace, rich laminate floors and a covered deck/patio. There are 2 good size bedrooms offering ample space and natural light. The primary has a walk through closet and a 4 pc ensuite. An additional 3 pc bath and Laundry area is included. Worried about parking? An underground parking stall is included. Don't miss this opportunity to live in Edmonton's sought after neighborhood. This property is perfect for Students, young families or singles! Welcome home!

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436305  |
| Price     | \$254,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 942                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 10524 77 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1N1             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water                                                                                       |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Corner                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stucco                                        |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                34  
Zoning                              Zone 15  
Condo Fee                        \$752

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