

## **\$220,000 - 103 10630 78 Avenue, Edmonton**

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MLS® #E4438812

**\$220,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to Tuscany Place, a well-maintained, quiet building perfectly located just minutes from the University of Alberta, University Hospital, Whyte Avenue, and Edmonton's scenic River Valley. This spotless northwest corner unit offers bright, open living space and is ideal for a young professional or university students. 2 generously sized bedrooms and 2 full bathrooms, including a large 3-piece ensuite and walk-in closet in the master bedroom. Heated underground parking stall (#20) Private furnace for each suite and roughed-in A/C. Gas fireplace, laminate flooring, and ceramic tile/ 9' ceilings and video intercom for added comfort and security. Ensuite laundry and 6 appliances included. Modern maple kitchen with ample counter space. Patio doors lead to a spacious patio with natural gas BBQ hookup. Security system and no parking restrictions in the surrounding area. Enjoy peace and privacy in this quiet, sought-after building, This unit combines the best of location, comfort, and convenience.



Built in 2004

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4438812  |
| Price    | \$220,000 |
| Bedrooms | 2         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 10630 78 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1P5             |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking Spaces | 1                                                                                    |
| Parking        | Underground                                                                          |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                          |
| Fireplace         | Yes                                                                                                                |
| Fireplaces        | Insert                                                                                                             |
| # of Stories      | 4                                                                                                                  |
| Stories           | 1                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | None, No Basement                                                                                                  |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Park/Reserve, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Roll Roofing                                                         |
| Construction      | Wood, Stucco                                                         |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 15        |
| Condo Fee      | \$820          |

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Listing information last updated on June 17th, 2025 at 11:02am MDT