

Courtesy Of Jeremy Dolinsky Of RE/MAX River City

## \$279,900 - 304 10524 77 Avenue, Edmonton

MLS® #E4447208

**\$279,900**

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 freshly renovated 2-bed, 2-bath condo in Queen Alexandra! With just under 950 square feet, this open-concept unit now features new paint and waterproof luxury vinyl plank flooring throughout, giving the space a fresh and modern look. Enjoy a sleek kitchen with stainless steel appliances, an electric fireplace, and a spacious balcony. The primary suite includes a walk-in closet and full ensuite. Additional highlights include in-suite laundry, heated underground tandem parking for 2, secure storage, and a building with an elevator and common room. Heat and water are included in the condo fees! Walk to shopping, cafes, and the University of Alberta. Rents for over \$2,000/month – ideal for investors or owners alike. Quick possession available!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447208  |
| Price          | \$279,900 |
| 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, Intercom, Parking-Extra, Parking-Plug-Ins, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Double Indoor, Stall, Tandem                                                                                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 15         |
| Condo Fee      | \$752           |

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Listing information last updated on August 2nd, 2025 at 7:32pm MDT