

Courtesy Of Jeremy Dolinsky Of RE/MAX River City

## \$259,900 - 304 10524 77 Avenue, Edmonton

MLS® #E4456046

**\$259,900**

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 corner unit 2-bed, 2-bath condo in Queen Alexandra! With just under 950 square feet, this open-concept home is filled with natural light from multiple windows and features new paint and 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 â€” ideal for investors or owners alike. Quick possession available!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456046  |
| Price          | \$259,900 |
| 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, Parking-Visitor, Party Room, Sprinkler System-Fire |
| Parking Spaces | 2                                                                            |
| Parking        | Double Indoor, Tandem, Underground                                           |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$752               |

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Listing information last updated on September 17th, 2025 at 1:02am MDT