

## **\$269,900 - 402 10524 77 Avenue, Edmonton**

MLS® #E4428280

**\$269,900**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

This bright SOUTH facing TOP-floor, CORNER condo in a well managed building offers 2 bedrooms & 2 bathrooms, and 2 UNDERGROUND STALLS, ideal for professionals, students, or anyone seeking convenience & comfort. The open-concept living space is flooded with natural light from large windows facing a school park, creating a warm, inviting atmosphere. The kitchen features granite countertops, modern appliances, & ample cabinetry, perfect for cooking & entertaining. The primary bedroom includes a private ensuite, walk thru closet, while the second bedroom & bathroom is perfect for guests, a home office, or roommates. Located just minutes from the University of Alberta, hospital, schools, & excellent transit options, this condo is perfect for those seeking easy access to work, school & play. Enjoy the vibrant atmosphere & the hospitality of Whyte Avenue nearby. Additional features includes parking for 2 vehicles in the heated underground parkade, in-suite laundry & a pet-friendly building with gym & event room.

Built in 2009

### **Essential Information**

MLS® # E4428280

Price \$269,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	923
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 10524 77 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1N1

### Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Patio, Sprinkler System-Fire, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	84
Zoning	Zone 15
Condo Fee	\$736

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