

## \$195,000 - 306 10504 77 Avenue, Edmonton

MLS® #E4458232

**\$195,000**

2 Bedroom, 2.00 Bathroom, 817 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome home to this spacious, top floor, corner unit located in the heart of the Queen Alexandra neighbourhood. Terrific location, close to the U of A, Scona high school and the old Strahcona area including Whyte Ave. 2 beds, 2 baths thoughtfully designed over 816 sq ft. In suite laundry, large patio and a wood burning fireplace are just some of this unit's unique features. The complex has new windows and decks and railings. Great area for a first time buyer or investor. Bike storage shed is another feature of this property. A can't miss property at under 200k. A must see.

Built in 1990

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458232               |
| Price          | \$195,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 817                    |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 10504 77 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1N1             |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Smoking Home, Parking-Plug-Ins |
| Parking Spaces | 1                                                          |
| Parking        | 220 Volt Wiring, Stall                                     |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water                                                                   |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Glass Door                                                                         |
| # of Stories      | 3                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                       |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                       |
| Foundation        | Insulated Concrete Form                                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 15              |
| Condo Fee      | \$638                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 6:02pm MDT