

Courtesy Of Jeremy Dolinsky Of RE/MAX River City

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

MLS® #E4447208

**\$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 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 â€” ideal for investors or owners alike. Quick possession available!

Built in 2009

### Essential Information

MLS® #	E4447208
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, 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	49
Zoning	Zone 15
Condo Fee	\$752

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 August 29th, 2025 at 10:17am MDT