

## \$200,000 - 102 10630 78 Avenue, Edmonton

MLS® #E4413028

**\$200,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this beautiful 947 SqFt main-floor condo in Queen Alexandra, offering 2 spacious bedrooms and 2 full bathrooms. With 9-foot ceilings and a cozy gas fireplace, the airy living room is perfect for both relaxation and entertaining. The open-concept kitchen and dining area ensure seamless flow for daily living and gatherings. The primary suite features a generous walk-in closet and a luxurious en-suite with double sinks. Step outside to your private covered terrace, complete with a natural gas hookup for your BBQ. Enjoy the convenience of in-suite laundry, underground heated parking, and close proximity to the University of Alberta, Whyte Avenue, the River Valley, shopping, and dining. ALL THIS HOME NEEDS IS YOU!

Built in 2004

### Essential Information

MLS® #	E4413028
Price	\$200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 10630 78 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1P5

### Amenities

Amenities	Ceiling 9 ft., Intercom, Parking-Extra, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	GARNEAU SCHOOL
Middle	MCKERNAN SCHOOL
High	STRATHCONA SCHOOL

### **Additional Information**

Date Listed	November 7th, 2024
Days on Market	181
Zoning	Zone 15
Condo Fee	\$812

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