

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

MLS® #E4413028

### \$200,000

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

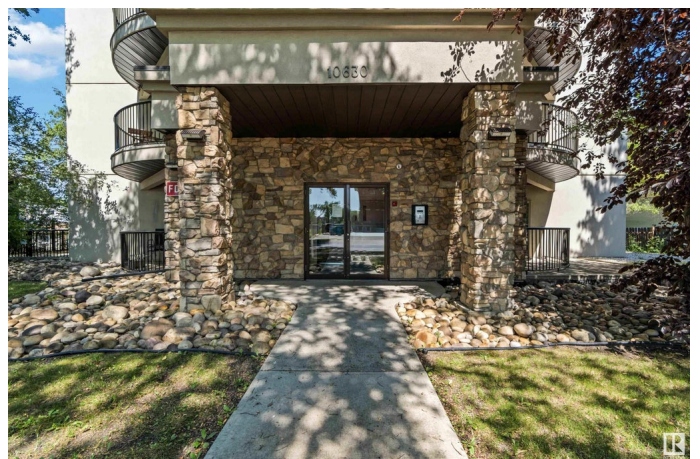
Queen Alexandra, Edmonton, AB

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 | 174 |
|----------------|-----|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$731 |
|-----------|-------|

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Listing information last updated on April 30th, 2025 at 8:17am MDT