

## \$197,000 - 301 10745 78 Ave, Edmonton

MLS® #E4435577

**\$197,000**

2 Bedroom, 1.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Positive cash flowing 2 bedroom condo in the beautiful neighborhood of Queen Alexandra makes this a good investment opportunity. Close proximity to Whyte Ave, the University, parks and schools. A great opportunity to be in this great building that has had recent upgrades including the roof and boiler. The unit is currently leased until July 31st and the tenants are open to extending the lease further. A clean and well kept unit offering a great location in the city on the top floor surely is a good find. Act fast!

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435577               |
| Price          | \$197,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 837                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 301 10745 78 Ave |
| Area        | Edmonton         |
| Subdivision | Queen Alexandra  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 1P7          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Intercom, Parking-Visitor, Security Door |
| Parking Spaces | 1   |
| Parking        | 2 Outdoor Stalls  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator |
| Heating      | Baseboard, Natural Gas                                     |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Other, Wood   |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Other, Wood   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 57            |
| Zoning         | Zone 15       |
| Condo Fee      | \$520         |

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Listing information last updated on July 5th, 2025 at 4:47pm MDT