

## **\$349,900 - 213 10811 72 Avenue, Edmonton**

MLS® #E4445457

**\$349,900**

2 Bedroom, 2.00 Bathroom, 961 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

2 TITLED PARKING STALLS. Welcome to one of Edmonton's most walkable and sought-after neighbourhoods, where mature tree-lined streets meet vibrant local amenities. This beautifully designed 2 bed, 2 bath condo offers an open-concept layout featuring granite countertops, stainless steel appliances, engineered flooring, and upgraded blinds. Enjoy the convenience of ensuite laundry, 9' ceilings, CENTRAL A/C, and ON-DEMAND HOT WATER. Step outside to one of the largest SOUTH-FACING PATIOS in the building—perfect for relaxing or entertaining—with a gas BBQ hookup, glass railing, & unobstructed views. This unit includes 2 TITLED HEATED UNDERGROUND parking stalls and low condo fees of just \$399. Ideally located within walking distance to Whyte Ave's best restaurants, boutique shops, and cafes, plus easy access to public transit and the U of A. Whether you're a professional, student, or someone who values lifestyle and location, this home offers the perfect blend of comfort and convenience in the heart of the city.

Built in 2014

### **Essential Information**

MLS® # E4445457

Price \$349,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	213 10811 72 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau
Middle	JH Picard
High	Louis St. Laurent

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	75
Zoning	Zone 15
Condo Fee	\$399

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