

# \$279,900 - 304 10635 80 Avenue, Edmonton

MLS® #E4416046

**\$279,900**

3 Bedroom, 1.50 Bathroom, 1,077 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to Harvest Manor! This adult only, Top-Floor corner unit is extra spacious with over 1000 sqft of living space and a rare THREE bedrooms! This unit features granite countertops, maple cabinets, stainless steel appliances, and laminate flooring. The Primary suite is extra spacious and has its own private ensuite and walk-in closet. The large and bright secondary bedrooms are right across the main 4-piece bath and in-suite laundry! INCREDIBLE LOCATION! Steps away from the University of Alberta, Whyte Ave, and Transit! Just minutes to the LRT, MacEwan, NAIT, the River Valley, Downtown, and much more! This home is great for investors, students, and working professionals. Upgrades include: 2023-new roof, 2021-new boiler Unit, 2024-Pot lights installed, 2020-new washer/dryer, tub, and tub surround. This apartment has it all! Convenience at your doorstep and LOW CONDO FEES, don't wait - act now!

Built in 1976

## Essential Information

MLS® #	E4416046
Price	\$279,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,077
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	304 10635 80 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1V6

### **Amenities**

Amenities	On Street Parking, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Electric
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            December 13th, 2024

Days on Market      90

Zoning                Zone 15

Condo Fee            \$536

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