

## \$225,900 - 10434 76 Avenue, Edmonton

MLS® #E4426902

**\$225,900**

2 Bedroom, 1.00 Bathroom, 1,010 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

This updated 2-bedroom, 1-bathroom condo offers the perfect blend of convenience and tranquility. Ideally located near Whyte Avenue and the River Valley, you'll enjoy all the nearby amenities while still having a peaceful retreat to call home. With over 1000 sqft of living space and a private entrance, this home feels more like a townhouse than a condo. Step into a stunning kitchen featuring sleek white cabinetry, rich dark wood countertops, and ample storage. The open-concept design flows seamlessly into a spacious living area filled with natural light. Both bedrooms are generously sized, providing plenty of comfort and flexibility. An in-suite laundry room with extra storage adds to the convenience. Plus, this pet-friendly building welcomes your furry companions! Don't miss out on this incredible home for yourself!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426902  |
| Price          | \$225,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,010     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10434 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1L1         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Carbon Monoxide Detectors, Closet Organizers, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

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

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 13      |
| Zoning         | Zone 15 |
| Condo Fee      | \$526   |

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Listing information last updated on April 3rd, 2025 at 7:17pm MDT