

## \$259,900 - 402 10524 77 Avenue, Edmonton

MLS® #E4453489

**\$259,900**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

This bright SOUTH facing TOP-floor, CORNER UNIT in a well managed building offers 2 bedrooms & 2 bathrooms & Parking for 2 cars. The open-concept living space is flooded with natural light from large south facing windows with a view of a school park, creating a warm, inviting atmosphere. The kitchen features granite countertops, modern appliances & ample cabinetry, perfect for cooking & entertaining. The primary bedroom includes a private ensuite & walk thru closet, while the second bedroom & bathroom is perfect for guests, a home office, or roommates. Located just minutes from the University of Alberta, hospital, schools & excellent transit options, this condo is perfect for those seeking easy access to work, school & play. Enjoy the vibrant atmosphere & the hospitality of Whyte Avenue nearby. Additional features includes parking for 2 vehicles in the heated underground parkade, in-suite laundry & a pet-friendly building with gym & event room.

Built in 2009

### Essential Information

MLS® # E4453489

Price \$259,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 10524 77 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1N1             |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Patio, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 2                                                                                                                  |
| Parking        | Heated, Parkade, Underground                                                                                       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                                    |
| Fireplaces        | Corner                                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 15           |
| Condo Fee      | \$736             |

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Listing information last updated on August 30th, 2025 at 11:02am MDT