

Courtesy Of Jill Jordan Of RE/MAX Real Estate

## **\$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 | 33             |
| Zoning         | Zone 15        |
| Condo Fee      | \$399          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 12:18pm MDT