

## \$275,000 - 402 10524 77 Avenue, Edmonton

MLS® #E4428280

### \$275,000

2 Bedroom, 2.00 Bathroom, 923 sqft  
Condo / Townhouse on 0.00 Acres

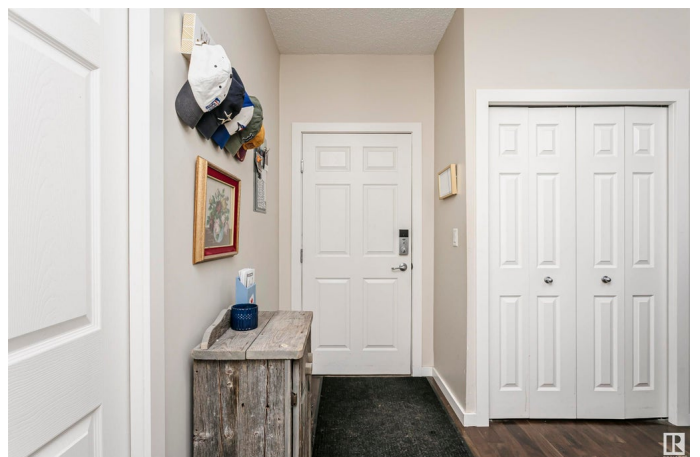
Queen Alexandra, Edmonton, AB

This bright south facing top-floor, corner condo in the desirable Queen Alexandra neighborhood, offers 2 bedrooms & 2 bathrooms, ideal for professionals, students, or anyone seeking convenience & comfort. The open-concept living space is flooded with natural light from large windows on two sides, 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, while the second bedroom is perfect for guests, a home office, or roommates. Located just minutes from the University of Alberta, schools, & excellent transit options, this condo is perfect for those seeking easy access to work, school, or play. Enjoy the vibrant atmosphere of Whyte Avenue with its shops, cafes & restaurants nearby. Additional features includes parking for 2 vehicles in the heated underground parkade, in-suite laundry & a pet-friendly building with gym and event room.

Built in 2009

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428280  |
| Price    | \$275,000 |
| 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   | Heated, Parkade, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | 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 March 31st, 2025  
Days on Market 4  
Zoning Zone 15  
Condo Fee \$736

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Listing information last updated on April 4th, 2025 at 2:47am MDT