

## \$200,000 - 437 7825 71 Street, Edmonton

MLS® #E4438787

**\$200,000**

1 Bedroom, 1.00 Bathroom, 596 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Adorable and affordable! Get a great start in homeownership or investment with this stylish one-bedroom apartment at Urban Village. Well-appointed touches make this top-floor unit stand out: 9-ft ceilings, hardwood flooring & a kitchen finished with granite countertops. Eat-up counter bar at the peninsula & a dining nook. Four upgraded stainless steel appliances, including a new 4-door fridge. The laundry/storage room is equipped with a nearly-new Bosch stacking washer & dryer. Bright open living room has slider doors to the balcony. The bedroom comes with a wall-mounted television for extra convenience. There's A/C for summer & heated underground parking for winter (titled parking spot w/ storage cage). Long list of amenities to enjoy at this complex: guest suite, saunas, steam rooms, fitness areas, a social room, party room with kitchen, and an indoor pool. Affordable condo fees include heat and water. Located near popular shopping & dining along Whyte Avenue, close to U of A, downtown, etc.

Built in 2010

### Essential Information

MLS® # E4438787

Price \$200,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 596                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 437 7825 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3R9            |

### Amenities

|           |                                                                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, See Remarks, Storage Cage |
| Parking   | Underground                                                                                                                                                                                                                     |
| Has Pool  | Yes                                                                                                                                                                                                                             |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Fan Coil, Natural Gas                                                                                                 |
| # of Stories | 4                                                                                                                     |
| Stories      | 1                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | None, No Basement                                                                                                     |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | No Through Road, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane                                                        |
| Construction      | Wood, Stucco                                                         |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 17        |
| Condo Fee      | \$398          |

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Listing information last updated on June 17th, 2025 at 9:17am MDT