

## \$325,000 - 217 10811 72 Avenue, Edmonton

MLS® #E4448694

**\$325,000**

2 Bedroom, 2.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Bright, modern 2 bdrm, 2 bth in one of the most sought-after central communities - vibrant Queen Alexandra. The perfect blend of convenience, comfort & lifestyle. Designed for easy living & entertaining. The spacious, open-concept living area flows onto a private patio overlooking a beautiful tree-lined street - ideal for morning coffee or evening relaxation. Kitchen is functional & stylish, with SS appliances & raised eating bar. Well-sized bdrms, with the master offering a full ensuite. In-suite laundry & storage cage add to the practicality of this home. Whether you're biking to work or class, this location is unbeatable: bike lanes connect you to the U of A & downtown, or take one bus straight to campus. Just 15 min from nearly every major roadway - perfect for commuting or weekend getaways. Enjoy heated underground parking with 4 visitor stalls - rare & incredibly convenient. Don't miss your chance to live in a walkable, bike-friendly community & unbeatable access to everything Edmonton has to offer

Built in 2014

### Essential Information

MLS® # E4448694

Price \$325,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 983                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 217 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., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                       |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| 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 | Back Lane, Playground Nearby, Public Transportation, Schools, |

|              |                     |
|--------------|---------------------|
|              | Shopping Nearby     |
| Roof         | Flat                |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 15         |
| Condo Fee      | \$388           |

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Listing information last updated on August 2nd, 2025 at 10:32am MDT