

# \$149,900 - 302 10735 81 Avenue, Edmonton

MLS® #E4436636

**\$149,900**

1 Bedroom, 1.00 Bathroom, 617 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Fantastic one-bedroom apartment in an unbeatable location—just steps from the University of Alberta and off Whyte Avenue! Walk to an incredible selection of caf  s, restaurants, pubs, and shops, all within easy reach. This is truly the heart of the action, yet the home is quietly tucked away on a one-way street with a bike lane on one side and parking on the other. Whether you're a first-time buyer, a savvy investor, or a parent with a student attending the U of A, this is a great opportunity. The layout is spacious, and the bedroom is generously sized—perfect for comfortable living in a vibrant, walkable community.

Built in 1970

## Essential Information

MLS® #	E4436636
Price	\$149,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	617
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	302 10735 81 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Y2

### Amenities

Amenities	Parking-Plug-Ins, Security Door, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	34
Zoning	Zone 15
Condo Fee	\$350

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