

## \$229,900 - 203 10630 78 Avenue, Edmonton

MLS® #E4443829

### \$229,900

2 Bedroom, 2.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

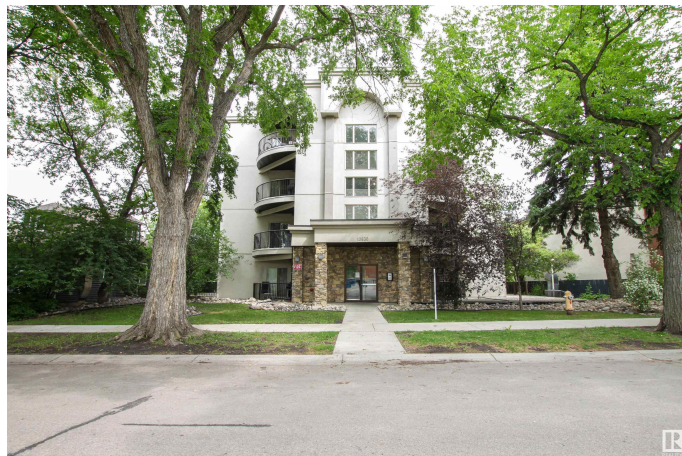
Queen Alexandra, Edmonton, AB

Live Just Steps from Iconic Whyte Avenue! This bright and spacious 2-bedroom, 2-bathroom and 2 TITLED Parking stalls condo offers the perfect blend of comfort and convenience in one of Edmonton's most sought-after locations. Featuring a generous primary suite with a walk-in closet and a 4-piece ensuite, plus a second full bathroom, this unit is ideal for students, professionals, or investors. Enjoy a well-designed kitchen with pantry, in-suite laundry, central A/C, and a private balcony with a natural gas hookup for all your outdoor needs. Just minutes from the University of Alberta, top-rated restaurants, cafes, shopping, and transit—this is urban living at its best!

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443829          |
| Price          | \$229,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 935               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 10630 78 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1P5             |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                       |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| # of Stories      | 4                                                                                                                                    |
| Stories           | 1                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                    |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Level Land, Park/Reserve, Schools, Shopping Nearby, See Remarks |
| Roof              | Roll Roofing                                                    |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 15         |

Condo Fee                    \$901

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