

## \$108,900 - 302 10432 76 Avenue, Edmonton

MLS® #E4421218

**\$108,900**

1 Bedroom, 1.00 Bathroom, 584 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Stunningly Renovated Condo in Prime Location with Low Fees! This upgraded condo features contemporary laminate flooring and a beautifully transformed kitchen with white cabinets, a tiled backsplash, soft-close doors, and brand new stainless steel appliances. Modern lighting and trim add sophistication. The 3-piece bathroom is tastefully updated with a tile surround. Enjoy a spacious balcony for outdoor relaxation. Located near Whyte Ave, Scona High School, coffee shops, restaurants, and recreational amenities, this condo is also just a short bike ride from the University of Alberta. The building has had recent upgrades, including a newer roof and boiler, painted hallways with new flooring, and ultra-secure entry doors. Don't miss out on this fantastic opportunity to own a renovated condo with low fees in a well-maintained building!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421218  |
| Price          | \$108,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 584       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 302 10432 76 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1L1             |

### **Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Deck, Security Door |
| Parking   | Stall               |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                |
| # of Stories | 3   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                     |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 174                 |

Zoning                      Zone 15  
Condo Fee                \$316



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