

# \$148,800 - 110 10511 42 Avenue, Edmonton

MLS® #E4444399

**\$148,800**

1 Bedroom, 1.00 Bathroom, 710 sqft

Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

No age restriction building - for all age.  
FIRST-TIME HOMEBUYERS & INVESTORS  
â€“ DONâ€™T MISS THIS! â€“ Healthy  
reserve fund & 10â€™30 years of remaining life  
on major components (exterior/interior + U/G  
parkade) â€“ Upgrades: New Moen kitchen  
faucet, modern shower head, sleek tile flooring  
â€“ Spacious 1-Bedroom Layout w/ green  
view: Full bathroom, in-suite laundry, and extra  
storage room. Cozy gas fireplace in active  
working condition for winter warmth. â€“ The  
unit is well-spaced from the neighbours.  
Exceptionally quiet w/ zero noise disturbance -  
offers an outstanding living experience. Private  
balcony (gas BBQ hookup included) with  
green viewsâ€™perfect for summer relaxation.  
â€“ Prime Location â€“ Steps to Southgate  
Mall, LRT (direct to U of A), all levels of  
schools, and EPL library. â€“ Building  
amenities: Fitness center, party/social room,  
wheelchair access, and visitor parking. â€“  
Ideal for first-time buyers or investors seeking  
a low-maintenance, well-located property with  
strong rental potential!

Built in 1998

## Essential Information

MLS® # E4444399

Price \$148,800



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	110 10511 42 Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7G8

### Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	RIDEAU PARK
Middle	D.S. MACKENZIE
High	HARRY AINLAY

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	72
Zoning	Zone 16
Condo Fee	\$483

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