

## \$242,500 - 402 10524 77 Avenue, Edmonton

MLS® #E4463757

**\$242,500**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

This bright, SOUTH-facing, TOP-floor CORNER unit with 9'™ ceilings in a well-managed building offers 2 bedrooms, 2 bathrooms, AND parking for 2 vehicles. The open-concept layout is bathed in natural light from large south-facing windows overlooking a park and school, creating a warm, inviting ambiance. The modern kitchen features granite countertops, quality stainless-steel appliances, and plenty of cabinetry—perfect for cooking and entertaining. The spacious primary bedroom includes a private ensuite and walk-through closet, while the second bedroom and bathroom are ideal for guests, a home office, or roommates. Located minutes from the University of Alberta, UofA Hospital, schools, and excellent transit, this condo offers unbeatable convenience for work, study, and play. Enjoy the vibrant energy and charm of nearby Whyte Avenue. Additional highlights include parking for TWO vehicles in the heated parkade, a storage cage, in-suite laundry, and a pet-friendly building with a fitness centre and social room.

Built in 2009

### Essential Information

MLS® # E4463757

Price \$242,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 10524 77 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1N1             |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Patio, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 2                                                                                                                  |
| Parking        | Heated, Parkade, Underground                                                                                       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                                    |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Corner                                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 15            |
| Condo Fee      | \$736              |

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Listing information last updated on November 8th, 2025 at 10:32pm MST