

## **\$184,900 - 209 10735 81 Avenue, Edmonton**

MLS® #E4427202

**\$184,900**

1 Bedroom, 1.00 Bathroom, 757 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Walk in the door & you will be in awe of all the luxury high end finishes starting with the stunning gourmet kitchen with soft close drawers, Brandywine stained solid maple raised panel fronts, feature glass upper cabinets, granite counter tops, full granite back splash, & stainless steel appliances all can be yours for this affordable price and amazing location! This spacious one bedroom has all upgraded finishes such as solid real hardwood flooring, travertine in the hallways/kitchen/bathroom, upgraded lighting, spa like bathroom with a jetted tub, detailed trim, lead glass doors, walk-in California closet, freshly painted & in the best location in Edmonton, Queen Alexander! Our building is well located for an Executive Style Suite, you're easy walking distance to hundreds of the best boutiques, salons, cafes, lounges, theaters, parks, University of Alberta & Whyte Avenue amenities!

Built in 1970

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4427202  |
| Price      | \$184,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 757                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 209 10735 81 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1Y2             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Exterior Walls- 2"x6", Parking-Plug-Ins, Security Door, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Furniture Included, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | See Remarks  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 22nd, 2025  
Days on Market                60  
Zoning                              Zone 15  
Condo Fee                        \$424

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