

## **\$220,000 - 103 10630 78 Avenue, Edmonton**

MLS® #E4438812

**\$220,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to Tuscany Place, a well-maintained, quiet building perfectly located just minutes from the University of Alberta, University Hospital, Whyte Avenue, and Edmonton's scenic River Valley. This spotless northwest corner unit offers bright, open living space and is ideal for a young professional or university students. 2 generously sized bedrooms and 2 full bathrooms, including a large 3-piece ensuite and walk-in closet in the master bedroom. Heated underground parking stall (#20) Private furnace for each suite and roughed-in A/C. Gas fireplace, laminate flooring, and ceramic tile/ 9' ceilings and video intercom for added comfort and security. Ensuite laundry and 6 appliances included. Modern maple kitchen with ample counter space. Patio doors lead to a spacious patio with natural gas BBQ hookup. Security system and no parking restrictions in the surrounding area. Enjoy peace and privacy in this quiet, sought-after building, This unit combines the best of location, comfort, and convenience.

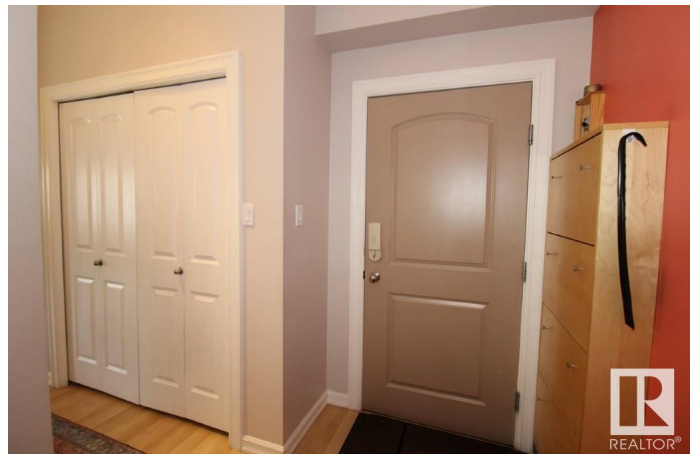
Built in 2004

### **Essential Information**

MLS® # E4438812

Price \$220,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 10630 78 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1P5

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Park/Reserve, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Roll Roofing
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	10
Zoning	Zone 15
Condo Fee	\$820

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 2:17am MDT