

# **\$322,500 - 217 10811 72 Avenue, Edmonton**

MLS® #E4448694

## **\$322,500**

2 Bedroom, 2.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

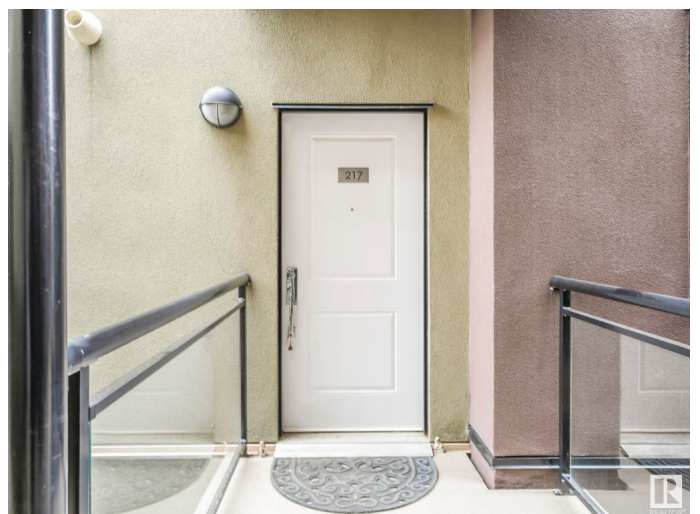
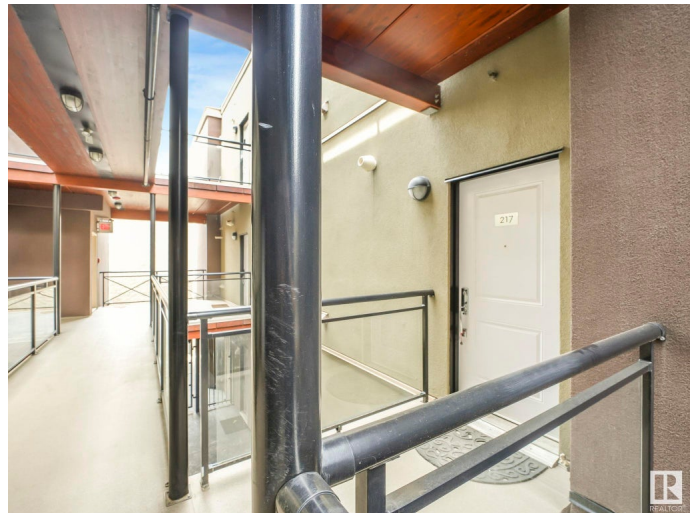
Bright, modern 2 bdrm, 2 bth in one of the most sought-after central communities - vibrant Queen Alexandra. The perfect blend of convenience, comfort & lifestyle. Designed for easy living & entertaining. The spacious, open-concept living area flows onto a private patio overlooking a beautiful tree-lined street - ideal for morning coffee or evening relaxation. Kitchen is functional & stylish, with SS appliances & raised eating bar. Well-sized bdrms, with the master offering a full ensuite. In-suite laundry & storage cage add to the practicality of this home. Whether you're biking to work or class, this location is unbeatable: bike lanes connect you to the U of A & downtown, or take one bus straight to campus. Just 15 min from nearly every major roadway - perfect for commuting or weekend getaways. Enjoy heated underground parking with 4 visitor stalls - rare & incredibly convenient. Donâ€™t miss your chance to live in a walkable, bike-friendly community & unbeatable access to everything Edmonton has to offer

Built in 2014

## **Essential Information**

MLS® # E4448694

Price \$322,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	217 10811 72 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	61
Zoning	Zone 15
Condo Fee	\$388

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Listing information last updated on September 17th, 2025 at 4:03pm MDT