

\$349,900 - 213 10811 72 Avenue, Edmonton

MLS® #E4445457

\$349,900

2 Bedroom, 2.00 Bathroom, 961 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

2 TITLED PARKING STALLS. Welcome to one of Edmonton's most walkable and sought-after neighbourhoods, where mature tree-lined streets meet vibrant local amenities. This beautifully designed 2 bed, 2 bath condo offers an open-concept layout featuring granite countertops, stainless steel appliances, engineered flooring, and upgraded blinds. Enjoy the convenience of ensuite laundry, 9' ceilings, CENTRAL A/C, and ON-DEMAND HOT WATER. Step outside to one of the largest SOUTH-FACING PATIOS in the building—perfect for relaxing or entertaining—with a gas BBQ hookup, glass railing, & unobstructed views. This unit includes 2 TITLED HEATED UNDERGROUND parking stalls and low condo fees of just \$399. Ideally located within walking distance to Whyte Ave's best restaurants, boutique shops, and cafes, plus easy access to public transit and the U of A. Whether you're a professional, student, or someone who values lifestyle and location, this home offers the perfect blend of comfort and convenience in the heart of the city.

Built in 2014

Essential Information

MLS® # E4445457

Price \$349,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 961 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 213 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., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Flat |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Garneau |
| Middle | JH Picard |
| High | Louis St. Laurent |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 6 |
| Zoning | Zone 15 |
| Condo Fee | \$399 |

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Listing information last updated on July 9th, 2025 at 5:02pm MDT