

# **\$174,900 - 301 10621 79 Avenue, Edmonton**

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MLS® #E4440239

**\$174,900**

2 Bedroom, 1.00 Bathroom, 705 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

CORNER, TOP FLOOR-with a spacious balcony facing a tree lined street. This very quiet unit is unique as there is NO NEIGHBOUR on either side of your living space. The building is presently undergoing scheduled all new window replacements. The condo has been professionally managed over the years with long term tenants. It is well maintained and upgraded. Property offers 2 bedrooms and one bath. Newer appliances and plenty of added pantry cabinet space in the kitchen. Enjoy your spacious in-suite storage for that special bike or treasure. Additional individual storage is available within the complex for a nominal fee. The condo is close to both the University and transit. There is no need for a car as most amenities are within walking distance. Laundry is on the main floor. Parking is assigned at the rear; one stall and additional street parking is available. Building is secure with both interior and exterior cameras. SMOKE FREE COMPLEX, professionally managed. You will be proud to call this home.



Built in 1968

## **Essential Information**

MLS® #                      E4440239

Price                        \$174,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 10621 79 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1S2

### Amenities

Amenities	Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins
Parking Spaces	1
Parking	Stall, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, See

	Remarks, Partially Fenced
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Queen Alex school
High	Scona

### Additional Information

Date Listed	June 4th, 2025
Days on Market	71
Zoning	Zone 15
Condo Fee	\$510

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