

# **\$349,900 - 114 10811 72 Avenue, Edmonton**

MLS® #E4429691

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,442 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this beautifully appointed 1442 sqft condo featuring 3 spacious bedrooms and 2 full bathrooms. The primary suite offers a private retreat with a 4pc ensuite, complete with a soaker tub and walk-in closet. Enjoy **HARDWOOD FLOORS** and **9-FOOT CEILINGS** throughout, creating an open and inviting atmosphere. The kitchen boasts **STAINLESS STEEL APPLIANCES**, **GRANITE COUNTERTOPS**, and an open-concept layout ideal for entertaining. **IN-SUITE LAUNDRY** and a new **TANKLESS HOT WATER** system add everyday convenience, while **CENTRAL A/C** keeps you comfortable year-round. Step outside to a sunny **SOUTH FACING PATIO** with a gas **BBQ HOOKUP**—perfect for summer evenings. Water and heat are included in the condo fees. **TITLED UNDERGROUND PARKING** stall located right in front of the elevator. Located just steps from Whyte Avenue and minutes to the University of Alberta, this location is ideal for professionals, students, or anyone seeking spacious low maintenance living.

Built in 2014

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4429691  |
| Price  | \$349,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,442                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 114 10811 72 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1A4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Tar & Gravel        |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 15         |
| Condo Fee      | \$586           |

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Listing information last updated on April 20th, 2025 at 10:17pm MDT