

## \$149,900 - 302 10735 81 Avenue, Edmonton

MLS® #E4436636

**\$149,900**

1 Bedroom, 1.00 Bathroom, 617 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Fantastic one-bedroom apartment in an unbeatable location—just steps from the University of Alberta and off Whyte Avenue! Walk to an incredible selection of caf  s, restaurants, pubs, and shops, all within easy reach. This is truly the heart of the action, yet the home is quietly tucked away on a one-way street with a bike lane on one side and parking on the other. Whether you're a first-time buyer, a savvy investor, or a parent with a student attending the U of A, this is a great opportunity. The layout is spacious, and the bedroom is generously sized—perfect for comfortable living in a vibrant, walkable community.

Built in 1970

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4436636          |
| Price          | \$149,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 617               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 10735 81 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1Y2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Plug-Ins, Security Door, Storage-In-Suite |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 15        |
| Condo Fee      | \$350          |

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Listing information last updated on June 17th, 2025 at 5:32pm MDT