

## \$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

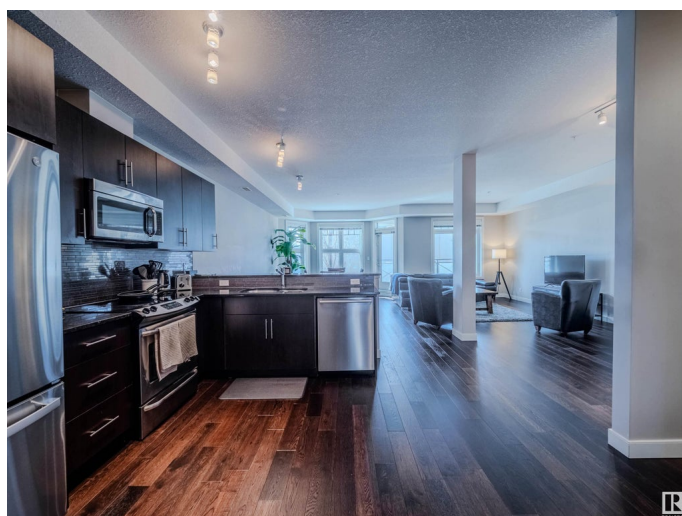
Welcome to this beautifully appointed 1442 sqft condo featuring 3 spacious bedrooms and 2 full bathrooms. The primary suite offers a private retreat with a 4pc ensuite, complete with a soaker tub and walk-in closet. Enjoy **HARDWOOD FLOORS** and **9-FOOT CEILINGS** throughout, creating an open and inviting 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	23
Zoning	Zone 15
Condo Fee	\$586

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Listing information last updated on May 1st, 2025 at 8:47am MDT