

## \$368,900 - 302 7510 89 Street, Edmonton

MLS® #E4455631

**\$368,900**

2 Bedroom, 2.00 Bathroom, 1,277 sqft

Condo / Townhouse on 0.00 Acres

Avonmore, Edmonton, AB

Embraced by the natural beauty of Mill Creek Ravine, this bright and spacious 2 bed (or 1 bed & den), 2 bath apartment-style condo at The Conservatory offers a truly unique living experience. Bathed in natural light from expansive windows, the open-concept floor plan is welcoming, versatile, and functional â€” featuring a large kitchen with a raised island, ample cabinetry, lots of counter space and a spacious pantry. Recent updates include a brand new microwave hood fan and dishwasher, plus fresh paint throughout â€” making this home completely move-in ready. This well-managed 18+ building offers more than just a home â€” itâ€™s a lifestyle. Residents enjoy heated underground parking with a storage cage, a fitness room, social lounge, quiet library, and a rooftop terrace with panoramic views of the city skyline. Step outside and find yourself surrounded by trees, scenic trails, and the peaceful beauty of Mill Creek Ravine. If you're seeking calm, community, convenience and a wonderful home, this is a must to see.

Built in 2005

### Essential Information

MLS® # E4455631

Price \$368,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,277                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 302 7510 89 Street |
| Area        | Edmonton           |
| Subdivision | Avonmore           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0X5            |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                  |
| Parking        | Tandem, Underground                                                                                                                                |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Landscaped, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 51                  |
| Zoning         | Zone 17             |
| Condo Fee      | \$730               |

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Listing information last updated on October 22nd, 2025 at 11:47pm MDT