

\$329,900 - 213 10811 72 Avenue, Edmonton

MLS® #E4466378

\$329,900

2 Bedroom, 2.00 Bathroom, 961 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

RARE FIND: 2 TITLED HEATED STALLS + ALL UTILITIES INCLUDED! Live in the heart of one of Edmonton's most walkable neighbourhoods—steps to caf s, shops, transit & the U of A. This bright 2 bed, 2 bath unit features an open layout w/9' ceilings, granite counters, s/s appliances, engineered flooring, upgraded blinds, CENTRAL A/C & on-demand hot water. Bedrooms sit on opposite sides for privacy, & in-suite laundry adds convenience. The star of the show is the huge south-facing patio—one of the largest in the building—complete w/glass railing, gas BBQ hookup & open views, perfect for relaxing or entertaining. 2 titled heated underground stalls offer rare value in this location, & w/ALL utilities included in the low \$399 condo fee, living here is easy & budget friendly. Perfect for professionals, students, or anyone wanting low-maintenance living in a premium central community. Move in & enjoy the lifestyle!

Built in 2014

Essential Information

MLS® #	E4466378
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	961
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	213 10811 72 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A4

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Roof	Flat
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Garneau
Middle	JH Picard
High	Louis St. Laurent

Additional Information

Date Listed	November 21st, 2025
Zoning	Zone 15
Condo Fee	\$399

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Listing information last updated on November 21st, 2025 at 9:17am MST