

## \$197,000 - 301 10745 78 Ave, Edmonton

MLS® #E4435577

**\$197,000**

2 Bedroom, 1.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Positive cash flowing 2 bedroom condo in the beautiful neighborhood of Queen Alexandra makes this a good investment opportunity. Close proximity to Whyte Ave, the University, parks and schools. A great opportunity to be in this great building that has had recent upgrades including the roof and boiler. The unit is currently leased until July 31st and the tenants are open to extending the lease further. A clean and well kept unit offering a great location in the city on the top floor surely is a good find. Act fast!

Built in 1978



### Essential Information

MLS® #	E4435577
Price	\$197,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	837
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 10745 78 Ave
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1P7

### **Amenities**

Amenities	Detectors Smoke, Intercom, Parking-Visitor, Security Door
Parking Spaces	1
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Other, Wood
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Other, Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	45
Zoning	Zone 15
Condo Fee	\$520

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 7:47pm MDT