

Courtesy Of Brett Finnie Of Initia Real Estate

## \$229,900 - 304 10630 78 Avenue, Edmonton

MLS® #E4462373

**\$229,900**

2 Bedroom, 2.00 Bathroom, 926 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this third-floor sanctuary wrapped in mature trees. It's private, quiet, and flooded with natural light. The large, south-facing, sun-soaked balcony overlooks the park and includes a gas line for convenient BBQ's with friends and family. Inside, 9-ft ceilings and a fireplace anchor a recently painted interior with solid wood cabinet fronts, updated appliances, a pantry, and in-suite laundry; and even more: air conditioning, quality window coverings, and newer main-area carpet elevate daily comfort. Thoughtful two-bed/two-bath (with ensuite and WIC) plan in a building with an elevator, with an additional TWO titled parking stalls! Keep both or rent one for income! The location seals the deal: steps to Whyte Ave, grocery stores, coffee shops, minutes to the U of A, with a beautiful school, playground, and park right across the street. With public transit just minutes on foot, this meticulously cared for and move-in ready home won't last long. A private, park-side retreat in the heart of it all!

Built in 2004

### Essential Information

MLS® # E4462373

Price \$229,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 10630 78 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1P5             |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, Parking-Extra, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                               |
| Parking        | Stall                                                                                                                           |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Microwave 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 | Backs Onto Park/Trees, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Roll Roofing             |
| Construction | Wood, Stone, Stucco      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 15            |
| Condo Fee      | \$885              |

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Listing information last updated on October 24th, 2025 at 7:47pm MDT