

# **\$109,000 - 104 10735 81 Avenue, Edmonton**

MLS® #E4435080

**\$109,000**

1 Bedroom, 1.00 Bathroom, 585 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Great One bedroom apartment close by U of A and just off Whyte so that means an epic location where you can walk to many awesome cafes, restaurants, bars with tons of other great stores near by, all in easy walking distance including the university. It is certainly the place to be. Located on a quiet one way street with bike lane on one side and parking on the other. This home would suit a first time home buyer looking to get in the market and with a price so attractive so it even appeals to an investor as well as parents whose children study at U of A. The home has a very spacious layout and bedroom is generous size with large closet plus extra storage which is always nice. Kitchen, dining and living room are at one end of the unit while the bedroom and bathroom are at the other. Laundry is not in suite but close by the unit and there is a parking stall at the rear. Condo fee includes heat, and water so your utility bill will be low.

Built in 1970

## **Essential Information**

MLS® #	E4435080
Price	\$109,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	585
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 10735 81 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Y2

### Amenities

Amenities	Parking-Plug-Ins, Security Door
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 8th, 2025

Days on Market 3

Zoning Zone 15

Condo Fee \$341

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