# \$195,000 - 10432 76 Avenue, Edmonton

MLS® #E4441672

## \$195,000

2 Bedroom, 1.00 Bathroom, 926 sqft Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Affordable 2-Bedroom Apartment in the Heart of the University Area! Looking for a smart investment or a comfortable home near the University of Alberta for under \$200,000? This is it! Perfect for students, first-time buyers, or savvy investors, this well-appointed 2-bedroom apartment offers incredible value in one of the city's most vibrant neighborhoods. Inside, you'll find a stylish modern kitchen and bathroom, a spacious primary bedroom with a walk-in closet, in-suite laundry, and large windows that flood the space with natural light. Step outside to a charming east-facing balconyâ€"ideal for morning coffee. Located just steps from Whyte Avenue, you're surrounded by boutiques, top-rated restaurants, live theatre, and year-round festivals. Plus, a dedicated bike lane makes commuting to the University of Alberta or downtown fast and convenient. Don't miss out on this rare opportunity for affordable living in an unbeatable location!

Built in 1979

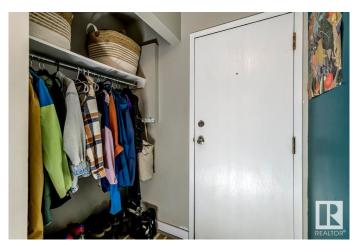
## **Essential Information**

MLS® # E4441672 Price \$195,000

Bedrooms 2
Bathrooms 1.00







Full Baths 1

Square Footage 926
Acres 0.00
Year Built 1979

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 10432 76 Avenue

Area Edmonton

Subdivision Queen Alexandra

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 1L1

## **Amenities**

Amenities No Smoking Home

Parking Stall

## Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Hot Water, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Brick, Metal

Exterior Features Back Lane, Public Transportation

Roof Flat

Construction Wood, Brick, Metal Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 11th, 2025

Days on Market 5

Zoning Zone 15

Condo Fee \$476

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 16th, 2025 at 3:47am MDT