

## \$184,900 - 301 10511 42 Avenue, Edmonton

MLS® #E4465578

### \$184,900

3 Bedroom, 2.00 Bathroom, 1,265 sqft

Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Third floor 3 bedroom corner unit with potential plus in great location. Spacious foyer with laundry room to the right. Leads to living room, dining room and kitchen. Third bedroom off of dining area is ideal for a den or office. From the foyer to the left you will find the primary suite with ensuite bath, secondary bedroom, and the family 4 pce bathroom. This unit is filled with natural light and features a corner gas fireplace and a spacious deck off of the main living areas.

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465578               |
| Price          | \$184,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,265                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 301 10511 42 Avenue    |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 7G8                |

### **Amenities**

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Parking-Extra, Parking-Visitor, Party Room, Social Rooms, See Remarks |
| Parking   | Underground                                                                          |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| Fireplace         | Yes                                                              |
| Fireplaces        | Corner                                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stucco                         |
| Exterior Features | Flat Site, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stucco                         |
| Foundation        | Concrete Perimeter                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 16             |
| Condo Fee      | \$777               |

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