

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	7
Zoning	Zone 15
Condo Fee	\$885

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