

## \$311,900 - 101 10811 72 Avenue, Edmonton

MLS® #E4448579

**\$311,900**

2 Bedroom, 2.00 Bathroom, 986 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

**2 BEDROOMS + 2 BATHS + UNDERGROUND PARKING!** Welcome to the Brownstones I - located in beautiful Queen Alexandra, which is walkable, established and minutes to amenities. This freshly painted condo boasts 9ft ceilings, brand new carpet throughout, walk out access from the home, natural gas BBQ hook-up and titled underground parking with storage. This 2 bedroom home offers a spacious open concept kitchen with engineered hardwood, granite countertops, stainless steel appliances and custom blinds. Brand new washer and dryer are in-suite, condo fees include heat and water, and is pet-friendly. Just steps away from direct routes to Whyte Ave, the University and a 10 min ride to City center. It is walkable to shopping, groceries, restaurants, schools and greenspace. Make this one yours today!

Built in 2014

### Essential Information

MLS® #	E4448579
Price	\$311,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	101 10811 72 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A4

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$387

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