

## \$275,000 - 10524 84 Avenue, Edmonton

MLS® #E4429570

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Unique 2 story condo in the heart of Strathcona. Great investment property being a few blocks from Whyte Avenue, U of A campus and other great amenities. Well maintained building and over 1200 sq foot unit.

Large main floor with entrance in front and in rear. Wood burning fireplace in the living room, kitchen with island and pass through into the dining room. 2 piece bathroom to finish off main floor. Upstairs has 2 bedrooms, a 4 piece bathroom and big laundry/storage room. Primary bedroom is oversized with 2 double closets and bonus 2 piece ensuite. South facing unit across from a schoolyard and 2 outdoor parking stalls.

Built in 1980

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429570          |
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,232             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |



|          |                       |
|----------|-----------------------|
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10524 84 Avenue |
| Area        | Edmonton        |
| Subdivision | Strathcona      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2H4         |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 15         |

Condo Fee                \$895

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Listing information last updated on April 19th, 2025 at 4:02am MDT