

Courtesy Of Brent MacIntosh Of RE/MAX River City

## \$195,000 - 202 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 balcony—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     | 202 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 | 6               |
| Zoning         | Zone 15         |
| Condo Fee      | \$476           |

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Listing information last updated on June 17th, 2025 at 2:02am MDT