

## \$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 | 23              |
| Zoning         | Zone 15         |
| Condo Fee      | \$387           |

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Listing information last updated on August 10th, 2025 at 12:47am MDT