

## \$195,000 - 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	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	5
Zoning	Zone 15
Condo Fee	\$476

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