

## \$250,000 - 403 10418 81 Avenue, Edmonton

MLS® #E4453321

**\$250,000**

1 Bedroom, 1.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Top floor unit at Studio Off Whyte. Historical Old Strathcona & Vibrant Whyte Ave urban living. All conveniences at your doorstep & within walking distance to UofA. 9' ceilings, a warm color palette & an open floorplan welcome you through this charming & spacious 860sf unit with private balcony & secured underground parking. Kitchen offers espresso toned, flat panelled cabinets with white quartz countertops & stainless steel appliances. Open dining nook for evening gatherings blends seamlessly into living area with direct access to balcony. Sunny west facing primary bedroom with walkin closet. 4pc bathroom with matching quartz & cabinets. Den for home office/library or hobby studio. Insuite laundry/storage complete this home. Brand new carpets, move in ready & quick possession. Ideal location for the professional, student or investor.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453321  |
| Price          | \$250,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 860       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 403 10418 81 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1X5             |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home, See Remarks |
| Parking Spaces | 1                                                 |
| Parking        | Underground                                       |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                               |
| # of Stories | 4                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | See Remarks                                                  |
| Construction      | Wood, Brick, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Garneau School/Mount Carm |
|------------|---------------------------|

|        |                      |
|--------|----------------------|
| Middle | McKernan/Allendale   |
| High   | Strathcona/Louis S L |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 15           |
| Condo Fee      | \$508             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 8:02pm MDT