

## \$214,900 - 309 10610 76 Street, Edmonton

MLS® #E4423126

**\$214,900**

2 Bedroom, 1.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Adult only and pet free building. Ideally located within an 8 minute commute to downtown with easy access through the city on nearby Wayne Gretzky Dr. Well kept & exceptionally tidy this 2 bedroom unit features newer luxury plank flooring & fresh paint. Large open great room with south facing balcony (gas hook up for BBQ). Oak kitchen with eating nook & dining area. In-suite laundry (appliances included) & air conditioning. In-floor heat reduces dust & eases allergies. Spacious 5 pc bath with jetted whirlpool tub & separate easy-entry stall shower is ideal for those with mobility issues or those who just enjoy ample unhindered space. Large walk-in closet in primary bedroom. Amenities include exercise room, hobby room, social room, library with cozy gas fireplace, guest suite for visitors & underground car wash. 2 parking stalls included, 1 underground with secured storage locker & 2nd surface level stall. Condo fees include heat and water. Close to shopping, banking, dining, golf course & river valley.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423126  |
| Price    | \$214,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 309 10610 76 Street       |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3Y9                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Detectors Smoke, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Heated, Stall, Underground   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, Natural Gas   |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 51                  |
| Zoning         | Zone 19             |
| Condo Fee      | \$526               |

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Listing information last updated on April 18th, 2025 at 5:17pm MDT