

## \$174,900 - N/A, Edmonton

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MLS® #E4440239

**\$174,900**

2 Bedroom, 1.00 Bathroom, 705 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

SAFETY AND SECURITY IS ALWAYS NUMBER ONE. CORNER, TOP FLOOR-with a SPACIOUS BALCONY facing a tree lined street. This very quiet unit is unique as there is NO NEIGHBOUR on either side of your living space. The building is presently undergoing scheduled ALL NEW WINDOW REPLACEMENTS. The condo has been professionally managed over the years with long term tenants. It is well maintained and upgraded. Property offers 2 bedrooms and one bath. Newer appliances and plenty of added pantry cabinet space in the kitchen. Enjoy your spacious in-suite storage for that special bike or treasure. Additional individual storage is available within the complex for a nominal fee. The condo is close to both the University and transit. Laundry is on the main floor. Parking is assigned at the rear; one stall and additional street parking is available. Building is secure with both interior and exterior cameras. SMOKE FREE COMPLEX, professionally managed. You will be proud to call this home.



Built in 1968

### Essential Information

MLS® # E4440239

Price \$174,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 705                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1S2         |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking Spaces | 1                                                                                  |
| Parking        | Stall, See Remarks                                                                 |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                     |
| # of Stories | 3                                                                                          |
| Stories      | 1                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                              |
| Exterior Features | Back Lane, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, See |

|              |                           |
|--------------|---------------------------|
|              | Remarks, Partially Fenced |
| Roof         | Tar & Gravel              |
| Construction | Wood, Brick, Stucco       |
| Foundation   | Concrete Perimeter        |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Queen Alex school |
| High       | Scona             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 97             |
| Zoning         | Zone 15        |
| Condo Fee      | \$510          |

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Listing information last updated on September 9th, 2025 at 4:32am MDT