

# **\$209,888 - 309 10610 76 Street, Edmonton**

MLS® #E4440338

**\$209,888**

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® # E4440338

Price \$209,888

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	June 4th, 2025
Days on Market	12
Zoning	Zone 19
Condo Fee	\$526

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