

# \$279,900 - 304 10635 80 Avenue, Edmonton

MLS® #E4416046

**\$279,900**

3 Bedroom, 1.50 Bathroom, 1,077 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to Harvest Manor! This adult only, Top-Floor corner unit is extra spacious with over 1000 sqft of living space and a rare THREE bedrooms! This unit features granite countertops, maple cabinets, stainless steel appliances, and laminate flooring. The Primary suite is extra spacious and has its own private ensuite and walk-in closet. The large and bright secondary bedrooms are right across the main 4-piece bath and in-suite laundry! INCREDIBLE LOCATION! Steps away from the University of Alberta, Whyte Ave, and Transit! Just minutes to the LRT, MacEwan, NAIT, the River Valley, Downtown, and much more! This home is great for investors, students, and working professionals. Upgrades include: 2023-new roof, 2021-new boiler Unit, 2024-Pot lights installed, 2020-new washer/dryer, tub, and tub surround. This apartment has it all! Convenience at your doorstep and LOW CONDO FEES, don't wait - act now!

Built in 1976

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416046  |
| Price     | \$279,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 304 10635 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1V6             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Electric                               |
| # of Stories      | 3   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                                 |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Vinyl                              |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            December 13th, 2024

Days on Market      91

Zoning                 Zone 15

Condo Fee             \$536

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Listing information last updated on March 14th, 2025 at 5:32pm MDT