

# \$249,900 - 313 10418 81 Avenue, Edmonton

MLS® #E4453952

**\$249,900**

2 Bedroom, 2.00 Bathroom, 754 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

This exceptional unit offers 754 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 bathrooms, insuite laundry, and a titled heated parking stall located within the building. The kitchen is equipped with white cabinet, Quartzs counter top, and stainless-steel appliances. The bright, open-concept living room boasts sliding doors leading to a south-facing balcony with stunning views of city. The primary bedroom includes a walk-through closet and a 3-piece ensuite, while the second bedroom is adjacent to its own 4-piece bathroom. Ideally located just steps from WHYTE AVE and the UNIVERSITY of Alberta! Amazing location!



313-10418 81 Ave NW, Edmonton, AB



0 3 6 ft

PREPARED: 2025/06/21

\*This regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2016

## Essential Information

MLS® #	E4453952
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	754
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 313 10418 81 Avenue  
Area Edmonton  
Subdivision Queen Alexandra  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 1X5

### Amenities

Amenities Deck, Secured Parking, Security Door  
Parking Heated, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings  
Heating Baseboard, Natural Gas  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Brick, Vinyl  
Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof EPDM Membrane  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 21st, 2025  
Days on Market 27  
Zoning Zone 15  
Condo Fee \$547

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 September 16th, 2025 at 9:31pm MDT