

\$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.

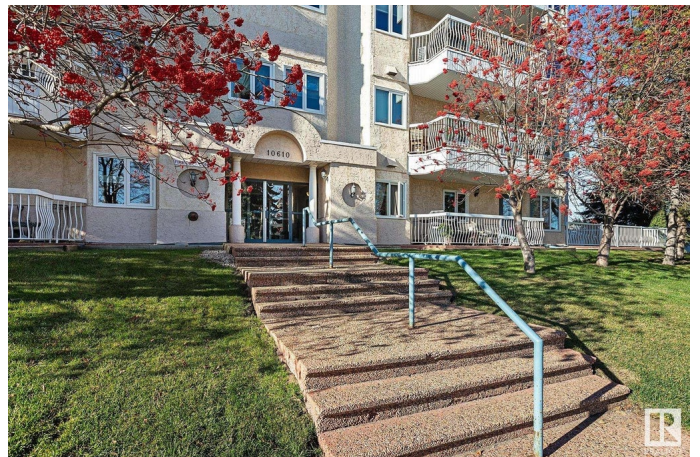
Built in 1993

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	13
Zoning	Zone 19
Condo Fee	\$526

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 June 17th, 2025 at 5:32am MDT