

Courtesy Of Henry Han Of Century 21 Masters

**\$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, ensuite laundry, and a titled heated parking stall located within the building. The kitchen is equipped with white cabinet, Quartz 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

**Main Floor** Interior Area 754.18 sq ft



A horizontal number line with tick marks at 0, 3, and 6. The segment between 2 and 3 is shaded black.

PREPARED: 202508/21

While regions are excluded from total floor area in iGUIDE 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 | 26                |
| Zoning         | Zone 15           |
| Condo Fee      | \$547             |

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Listing information last updated on September 16th, 2025 at 7:17am MDT