

## \$178,300 - 203 10540 80 Avenue, Edmonton

MLS® #E4439634

**\$178,300**

1 Bedroom, 1.00 Bathroom, 661 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this well renovated unit in Golden Ash Manor in the heart of Queen Alexandra. Located just off Whyte Avenue, this stylish and well maintained unit features modern updates and walnut hardwood flooring throughout. The spacious living room has big windows and has a balcony. The kitchen has upgraded high end cabinets, quartz countertop, glass backsplash and stainless steel appliances. The unit includes in-suite laundry and additional storage right by the entrance. This pet-friendly building offers peace of mind with lower monthly condo fees, making it a fantastic option for students, professionals, or investors. With public transit, shops, restaurants, and the University of Alberta all within walking distance, convenience meets comfort in this move-in-ready home.

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439634  |
| Price          | \$178,300 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 661       |
| Acres          | 0.00      |
| Year Built     | 1968      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 10540 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 1V3             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Parking-Visitor, Vinyl Windows |
| Parking   | Stall                          |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, 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              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 15        |
| Condo Fee      | \$380          |

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Listing information last updated on June 17th, 2025 at 12:17am MDT