

Courtesy Of Brydon Edwards Of Liv Real Estate

## **\$175,000 - 105 10520 80 Avenue, Edmonton**

MLS® #E4425389

**\$175,000**

1 Bedroom, 1.00 Bathroom, 690 sqft  
Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Just steps from Whyte Avenue and within walking distance to the University of Alberta, this freshly painted ground-floor condo in Cambridge Place offers stylish urban living! Featuring 742 sqft of bright, open-concept space, this one-bedroom, one-bathroom unit includes sleek laminate and tile flooring throughout. The spacious living room is filled with natural light and opens onto a private balcony overlooking a serene green space. The dining area is perfect for hosting, while the walk-through kitchen boasts stainless steel appliances and a functional design. The generously sized bedroom offers ample closet space, and the in-suite laundry with extra storage adds everyday convenience. A contemporary four-piece bathroom completes the home. Cambridge Place is a well-managed building, ideally located near the vibrant shops, restaurants, and amenities of Whyte Avenue. With a dedicated parking stall and easy access to everything the area has to offer, perfect for students, professionals, or investors alike!

Built in 1981

### **Essential Information**

MLS® #                    E4425389

Price                        \$175,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	690
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	105 10520 80 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1V3

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mill Creek, McKernan
Middle	Allendale
High	Strathcona

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	23
Zoning	Zone 15
Condo Fee	\$352

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 April 5th, 2025 at 3:17pm MDT