

## \$239,900 - 407 10610 76 Street, Edmonton

MLS® #E4430675

**\$239,900**

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

TOP FLOOR 2 bedroom 2 bathroom SOUTH FACING suite in 18+ pet free Californian Capilano. The 15'x13'6" living room has a gas fireplace and opens to the SOUTH FACING BALCONY. The large 15'10" x 11'4" primary bedroom has a three piece ensuite. Other features you may appreciate, IN SUITE LAUNDRY, in-floor radiant heating, UNDERGROUND PARKING (stall #68) with storage unit, CAR WASH, visitor parking that doesn't require visitors to sign in unless staying overnight, GUEST SUITE, ample street parking, and GAZEBO WITH FIRE PIT. Some of the things the owners will miss: well maintained building full of QUIET BUT VERY FRIENDLY NEIGHBOURS, building shape allows for very few shared walls, WONDERFUL SUNRISE VIEWS and plenty of natural light, easy access to downtown and major traffic corridors, extremely close to river valley trails both East and West, just a short walk from beautiful sunset and skyline views at McNally school field, short drive to Gold Bar park and trails. Transit accessible.

Built in 1993

### Essential Information

MLS® # E4430675

Price \$239,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 970                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 407 10610 76 Street       |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3Y9                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Car Wash, Exercise Room, Fire Pit, Gazebo, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Heated, Single Indoor, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel, Tile Surround  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 19          |
| Condo Fee      | \$567            |

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Listing information last updated on April 19th, 2025 at 3:47pm MDT