

## \$219,000 - 244 7825 71 Street, Edmonton

MLS® #E4450682

**\$219,000**

2 Bedroom, 2.00 Bathroom, 869 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to Urban Living! This modern 2 Bedroom, 2 Bath Condo is perfectly situated just off Whyte Avenue, close to the University of Alberta and Downtown. Step inside to a bright, open-concept living and dining area enhanced by 9 ft Ceilings and Central Air Conditioning for year-round comfort. The Kitchen features a functional layout, ideal for everyday meals and entertaining. The Primary Bedroom boasts a convenient Walk-Through Closet and 3 Piece Ensuite Bathroom. Includes One Underground Parking Stall with a Storage Cage. Building Amenities include a relaxing Hot Tub, Sauna, Steam Room, Swimming Pool, Fitness centre, and a Recreation Room complete with Billiards and a Poker Table. A Guest Suite is available for rent—perfect for visiting friends or family. Enjoy low-maintenance living in a vibrant location close to transit, shops, caf  s, and restaurants.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450682  |
| Price      | \$219,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 869                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 244 7825 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3R9            |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Party Room, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-Locker Room, Storage Cage |
| Parking   | Underground                                                                                                                                                             |
| Has Pool  | Yes                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Fan Coil, Natural Gas                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                            |
| Stories           | 1                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 17         |
| Condo Fee      | \$491           |

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 August 5th, 2025 at 6:02pm MDT