

# \$148,800 - 110 10511 42 Avenue, Edmonton

MLS® #E4444399

**\$148,800**

1 Bedroom, 1.00 Bathroom, 710 sqft

Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

## FIRST-TIME HOMEBUYERS & INVESTORS

â€“ DONâ€™T MISS THIS! â€¢ Healthy reserve fund & 10â€“30 years of remaining life on major components (exterior/interior + U/G parkade) â€¢ Upgrades: New Moen kitchen faucet, modern shower head, sleek tile flooring â€¢ Spacious 1-Bedroom Layout w/ green view: Full bathroom, in-suite laundry, and extra storage room. Cozy gas fireplace in active working condition for winter warmth. â€¢ The unit is well-spaced from the neighbours. Exceptionally quiet w/ zero noise disturbance - offers an outstanding living experience. Private balcony (gas BBQ hookup included) with green viewsâ€”perfect for summer relaxation. â€¢ Prime Location â€“ Steps to Southgate Mall, LRT (direct to U of A), all levels of schools, and EPL library. â€¢ Building amenities: Fitness center, party/social room, wheelchair access, and visitor parking. â€¢ Ideal for first-time buyers or investors seeking a low-maintenance, well-located property with strong rental potential!

Built in 1998

## Essential Information

MLS® # E4444399

Price \$148,800

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	110 10511 42 Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7G8

### **Amenities**

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Flat Site, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	RIDEAU PARK
Middle	D.S. MACKENZIE
High	HARRY AINLAY

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	35
Zoning	Zone 16
Condo Fee	\$483

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Listing information last updated on July 31st, 2025 at 9:02pm MDT