

# \$159,900 - 122 10511 42 Avenue, Edmonton

MLS® #E4423320

**\$159,900**

1 Bedroom, 1.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Terrific value in this well-maintained one bedroom condo in Rideau Park. This inviting main floor unit has a private patio with lovely views of trees & greenery. A tiled entrance leads to the bright open kitchen with eating bar, newer vinyl plank flooring, an abundance of cabinets & floor to ceiling pantry. Massive combined living/dining room with plenty of space for entertaining. The bedroom is a great size & next to the 4-piece bath with newer plank flooring. Large in-suite storage room with newer stackable washer & dryer & a durable metal shelving system. Condo is wired for security, there's natural gas BBQ hook-up on the patio & 1 titled heated underground parking stall with storage cage. Great location with easy access to transit, Southgate LRT, major roadways, U of A campus & hospital. Walking distance to shops, restaurants & services of Whitemud Crossing & a public library. Southgate mall is blocks away. Building amenities include two social rooms, exercise room & ample visitor parking.

Built in 1998

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423320  |
| Price    | \$159,900 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 122 10511 42 Avenue    |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 7G8                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Exercise Room, No Smoking Home, Social Rooms, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 27th, 2025

Days on Market      37

Zoning                Zone 16

Condo Fee            \$497

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 6:47am MDT