

## \$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

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 19th, 2025 at 2:47pm MDT