

## \$229,000 - 306 10610 76 Street, Edmonton

MLS® #E4454438

**\$229,000**

2 Bedroom, 2.00 Bathroom, 980 sqft

Condo / Townhouse on 0.00 Acres

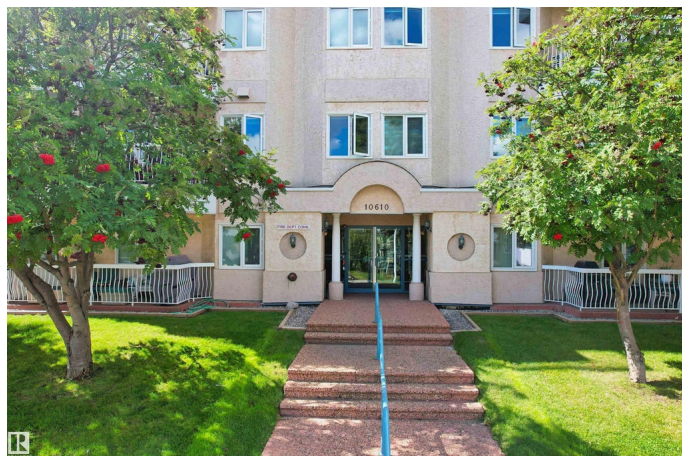
Forest Heights (Edmonton), Edmonton, AB

Welcome to this immaculately maintained 2 bed/2 bath unit with a titled underground parking stall. Recently renovated, it features fresh paint throughout, brand-new vinyl plank flooring, a new dishwasher and a new range hood. You will love the open-concept living area with plenty of natural light from east and south exposures. The primary bedroom is spacious and includes a walk-through closet and 3-piece ensuite. The second bedroom is conveniently adjacent, with a full bath just steps away. The spacious laundry room offers extra storage in addition to a secure storage cage located next to the underground parking stall. This adult building offers a quiet and peaceful living experience with amenities including an exercise room, social room, guest suite and car wash bay. Ideally situated in Forest Heights, just minutes from downtown, Riverside Golf Course, shopping, and the scenic river valley and ravine trails.

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454438  |
| Price      | \$229,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 306 10610 76 Street       |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3Y9                   |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 1                                                                                                                                                              |
| Parking        | Underground                                                                                                                                                    |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                           |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 19           |
| Condo Fee      | \$581             |

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Listing information last updated on September 23rd, 2025 at 4:02pm MDT