

# **\$189,900 - 437 7825 71 Street, Edmonton**

MLS® #E4438787

**\$189,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Adorable and affordable! Get a great start in homeownership or investment with this stylish one-bedroom apartment at Urban Village. Well-appointed touches make this top-floor unit stand out: 9-ft ceilings, hardwood flooring & a kitchen finished with granite countertops. Eat-up counter bar at the peninsula & a dining nook. Four upgraded stainless steel appliances, including a new 4-door fridge. The laundry/storage room is equipped with a nearly-new Bosch stacking washer & dryer. Bright open living room has slider doors to the balcony. The bedroom comes with a wall-mounted television for extra convenience. There's A/C for summer & heated underground parking for winter (titled parking spot w/ storage cage). Long list of amenities to enjoy at this complex: guest suite, saunas, steam rooms, fitness areas, a social room, party room with kitchen, and an indoor pool. Affordable condo fees include heat and water. Located near popular shopping & dining along Whyte Avenue, close to U of A, downtown, etc.

Built in 2010

## **Essential Information**

MLS® # E4438787

Price \$189,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	437 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, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, See Remarks, Storage Cage
Parking	Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
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Exterior Features	No Through Road, Public Transportation, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	95
Zoning	Zone 17
Condo Fee	\$398

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