

## \$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

No age restriction building - for all age.  
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                                                                                                                                                          |
| 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 | 63              |
| Zoning         | Zone 16         |
| Condo Fee      | \$483           |

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Listing information last updated on August 28th, 2025 at 4:02am MDT