

## \$239,900 - 157 7805 71 Street, Edmonton

MLS® #E4430948

**\$239,900**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Pet Lovers.. this is the condo youâ€™ve been waiting for! This 2 bedroom + 2 bathroom main floor suite is PERFECT for dog owners: there is no size / weight restriction for pets in this complex - subject only to board approval! Enjoy the serenity of a private backyard without any maintenance right from your very own patio. This unit has been immaculately maintained and updated with newer vinyl plank flooring, new paint, 2 full bedrooms + bathrooms, great dining space, in-suite laundry, TWO TITLED parking stalls (one underground and one surface). Conveniently located on main thorough ways and the LRT for commuters, and a hop & a skip away from Mill Creek Ravine, Ritchie Market & Old Strathcona for shopping & nights out.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430948  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 822       |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 157 7805 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3V6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms |
| Parking   | Heated, Underground, See Remarks   |
| Has Pool  | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 13      |
| Zoning         | Zone 17 |
| Condo Fee      | \$514   |

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Listing information last updated on April 28th, 2025 at 1:02am MDT