

Courtesy Of Martin Zhang Of MaxWell Polaris

## \$215,000 - 352 7805 71 Street, Edmonton

MLS® #E4430272

**\$215,000**

2 Bedroom, 2.00 Bathroom, 867 sqft  
Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Pride of ownership shines in this meticulously maintained 3rd floor unit, lovingly cared for by the original owner. This bright and airy 2-bedroom, 2-bathroom home offers an ideal layout with generous living space and thoughtful design. Both bedrooms are quietly tucked away from the street side. The spacious primary bedroom features a walk-in closet and private ensuite, while the second bedroom is conveniently located next to a full 4-piece bath—perfect for guests or family. Enjoy the ease of in-suite laundry with a front-loading washer and dryer. The building offers outstanding amenities, including a guest suite, indoor pool, sauna, gym, and a beautifully appointed party room with a gourmet kitchen, fireplace, and elegant lounge area. Complete with TWO TITLED PARKING STALLS and extra storage, this is condo living at its finest! Don't miss out!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430272  |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 867       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 352 7805 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3V6            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Heated, Parkade, Stall, Underground   |
| Has Pool       | Yes   |

### **Interior**

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

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Stone, Vinyl                 |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stone, Vinyl                 |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 11th, 2025

Days on Market      12

Zoning                 Zone 17

Condo Fee             \$537

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Listing information last updated on April 23rd, 2025 at 11:17am MDT