

## \$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                8  
Zoning                              Zone 17  
Condo Fee                        \$537

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