

## \$248,888 - 430 7825 71 Street, Edmonton

MLS® #E4463565

**\$248,888**

2 Bedroom, 2.00 Bathroom, 918 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Beautiful Top-Floor 2 Bed(+den), 2 Bath Apartment in a Full-Amenity Building with TWO Titled parking ! Welcome to this bright and spacious top-floor apartment featuring 2 bedrooms(+Den) and 2 full bathrooms, including a private en-suite and a generous walk-in closet in the primary bedroom. Enjoy the convenience of in-suite laundry, making everyday living more comfortable and efficient.

This well-maintained unit also comes with titled, heated underground parking plus an additional titled outdoor stall, providing options for you and your guests. Recreation Building amenities include - elevator for easy access, fully equipped gym, swimming pool, party/entertainment room, sauna room, secure underground parking (with storage cage) and more ! Resident can enjoy all those lifestyle benefits for an additional monthly fee of \$97. This is the perfect starter home or investment opportunity, blending comfort, convenience, and community living.

Built in 2011

### Essential Information

MLS® # E4463565

Price \$248,888

Bedrooms 2

Bathrooms 2.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 430 7825 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3R9            |

### Amenities

|           |                                                                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground                                                                                                                                                                                |
| Has Pool  | Yes                                                                                                                                                                                               |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                           |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Tar & Gravel        |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 17            |
| Condo Fee      | \$520              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 10:17pm MST