

## \$235,000 - 110 10610 76 Street, Edmonton

MLS® #E4463405

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

IMMACULATE 2 Bed+2 Bath Corner Unit in Forest Heights Californian Capilano! Welcome home to this bright, open-concept condo w/ an exceptional layout just under 1100 sq feet .The spacious Living Room is filled w/ natural light from large corner windows & features a cozy fireplace.The Kitchen boasts gorgeous maple cabinetry, stainless steel appliances, an eat-up bar, & tons of storage.Retreat to the generous Primary Suite w/ a 3-pc Ensuite.The 2nd bedroom & full bath are ideal for guests or a home office. Youâ€™ll love the OVERSIZED in-suite laundry room w/ extra space for storage/desk. Loaded w/ upgrades including in-floor heating, A/C, engineered hardwood floors, central vac, & more! Step outside to your gated patio w/ BBQ gas lineâ€”a private spot to unwind.Comes w/ 1 titled parking stall & a large storage unit. OUTSTANDING AMMENITIES: a private garden w/ gazebo, car wash bay, guest suite social rooms, & a fitness center. Walking distance to the River Valley, mins to Downtown & Riverside Golf.

Built in 1993

### Essential Information

MLS® # E4463405

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 110 10610 76 Street       |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3Y9                   |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, Gazebo, Guest Suite, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms |
| Parking Spaces | 1                                                                                                                                          |
| Parking        | Heated, Parkade, Single Indoor, Underground                                                                                                |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Corner, Glass Door, Mantel                                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                                                 |
| Stories           | 1                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | None, No Basement                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                        |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stucco                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 19            |
| Condo Fee      | \$625              |

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Listing information last updated on November 2nd, 2025 at 4:17am MST