# \$86,900 - 23 11265 31 Avenue, Edmonton

MLS® #E4428259

#### \$86,900

1 Bedroom, 1.00 Bathroom, 689 sqft Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

This spacious 1-bedroom, 1-bathroom condo is perfectly located with easy access to all essential amenities such as public transit, schools, shopping malls, restaurants, and more. It's situated on the second floor and features a large living and dining area that flows into an open kitchen. The apartment has been recently updated, along with new flooring, fresh paint, and new windows throughout the suite. You'II enjoy a private, covered balcony that overlooks the peaceful courtyard, providing a relaxing outdoor space. Additionally, there's a parking stall located conveniently near the building's entrance for added convenience. The condo fees cover various utilities, including electricity, heat, water, waste, sewage, and more, making it easier to manage your monthly expenses. This property is surrounded by lush green space and is just minutes away from popular locations like Southgate Mall, South Edmonton Common, and Century Park Transit Station. Don't miss the opportunity.



#### **Essential Information**

MLS® # E4428259 Price \$86,900

Bedrooms 1







Bathrooms 1.00

Full Baths 1

Square Footage 689

Acres 0.00

Year Built 1977

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 23 11265 31 Avenue

Area Edmonton

Subdivision Sweet Grass

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 3V7

#### **Amenities**

Amenities On Street Parking, Detectors Smoke, Parking-Visitor, Pool-Indoor,

**Security Door** 

Parking Spaces 1

Parking Stall
Has Pool Yes

#### Interior

Appliances Hood Fan, Refrigerator, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 31

Zoning Zone 16

Condo Fee \$521

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