

## \$160,000 - 2305 11214 80 Street, Edmonton

MLS® #E4439481

**\$160,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to your ideal new home! This spacious 2 bed, 2 bath condo on the 3rd floor offers a thoughtfully designed open-concept layout, perfect for both comfortable living and entertaining. The two bedrooms are located on opposite sides of the unit, providing excellent privacy. The primary bedroom boasts a walk-through closet leading to a 4-piece ensuite, while the second bedroom is conveniently located near another full 4-piece bathroomâ€”great for guests or roommates. The open kitchen, dining, and living areas flow seamlessly together, and the large balcony is perfect for summer eveningsâ€”plus, BBQs are allowed! You'll also enjoy the convenience of in-suite laundry. All utilities are covered with the condo fee and peace of mind in a secure, modern building with gated parking. Location is everythingâ€”this condo is just minutes from the LRT, River Valley trails, shopping, and major post-secondary campuses. Condo fees include electricityâ€”making this opportunity even more appealing.

Built in 2005

### Essential Information

MLS® # E4439481

Price \$160,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2305 11214 80 Street |
| Area        | Edmonton             |
| Subdivision | Cromdale             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 4X5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Parkade, Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Gated Community, Low Maintenance Landscape, Playground |

|              |   |
|--------------|---|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles  |
| Construction | Wood, Vinyl   |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 84             |
| Zoning         | Zone 09        |
| Condo Fee      | \$529          |

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Listing information last updated on August 22nd, 2025 at 7:17am MDT