

## \$195,000 - 66 2204 118 Street, Edmonton

MLS® #E4463522

**\$195,000**

2 Bedroom, 1.00 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Amazing opportunity for the first time home buyer or investor! This TOP floor 2-bedroom unit is perfectly situated next to Whitemud Creek ravine where you can enjoy peaceful walking trails and a beautiful natural setting just steps from your door. There is no shortage of storage space with access to your large storage closet located on the balcony. Featuring new flooring in the bedrooms, this unit has been extremely well kept. The living room is bright & spacious with a cozy wood burning fireplace. The kitchen offers tons of cabinet space, and a walk-in pantry. In the primary bedroom is a large closet with walk through access to the 4pc bathroom. Enjoy peaceful evenings on your West facing balcony. Conveniently located near schools, playgrounds, shopping centres. Don't miss out on this one!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463522  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 887       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Carriage          |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 66 2204 118 Street |
| Area        | Edmonton           |
| Subdivision | Skyrattler         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5K2            |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Stall                                                   |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Brick Facing                                                                       |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 16            |
| Condo Fee      | \$248              |

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Listing information last updated on November 4th, 2025 at 10:47am MST