

# **\$109,988 - 21 11245 31 Avenue, Edmonton**

MLS® #E4439778

**\$109,988**

3 Bedroom, 1.50 Bathroom, 929 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome home to this amazing 3-bedroom apartment condo available in Sweet Grass that presents an investment opportunity; not only is it more affordable than renting, but it can come with fantastic tenants interested in staying. Large windows fill the space with natural light creating a warm and inviting atmosphere. The layout includes a kitchen, eating area right off the entrance that wraps around to a spacious living room. Down the hall you'll find ample storage space, a primary bedroom with ensuite, generously-sized second and third bedrooms, and 4-pc bathroom. Being above ground level there's a south-facing balcony overlooking a green area offering quiet relaxation. Located next to an elementary Spanish option school, easy access to transit and minutes away from South Edmonton Common, the location is ideal. Utilities are included. Complex includes basketball/tennis court/indoor pool/fitness room. Onsite daycare adds to the convenience this unit offers. Close to YMCA.

Built in 1977

## **Essential Information**

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Price \$109,988

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 929                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 21 11245 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V5            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Tennis Courts |
| Parking Spaces | 2  |
| Parking        | Stall  |
| Has Pool       | Yes  |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Appliances        | Refrigerator, Stove-Electric      |
| Heating           | Baseboard, Hot Water, Natural Gas |
| # of Stories      | 4                                 |
| Stories           | 1                                 |
| Has Basement      | Yes                               |
| Basement          | None, No Basement                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, |

Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Slab               |

### School Information

|            |                |
|------------|----------------|
| Elementary | Sweet Grass    |
| Middle     | Vernon Barford |
| High       | Harry Ainlay   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 16        |
| Condo Fee      | \$805          |

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Listing information last updated on July 5th, 2025 at 12:02am MDT