

# **\$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**

MLS® # E4439778

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	17
Zoning	Zone 16
Condo Fee	\$805

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:22pm MDT