

## \$99,000 - 1 6120 118 Avenue, Edmonton

MLS® #E4446596

**\$99,000**

1 Bedroom, 1.00 Bathroom, 648 sqft

Condo / Townhouse on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

LIFE IS GOOD in Nordale Suites! Not only because you have an extensively renovated condominium to call you own, but also because of its incredible value! WELL MANAGED BUILDING! This unit has new vinyl flooring & has been freshly painted. The open floor plan allows sunlight to flow throughout, providing the feel of warm comfort & boundless space. Those who entertain will appreciate the updated kitchen over looking the living room & generous adjoining dining room. Ample cabinets & expansive countertops are great for chefs of all levels. The master bedroom features a huge closet & the nearby main bathroom has also been updated with modern vanity, soaker tub & new surround. In-suite storage means the Christmas decorations are nearby for upcoming holiday decorating. Outside, the building also offers quality upgrades with vinyl windows, patio doors & more. Affordable condo fees include your heat & water, too! You'd think the price was missing a digit, but NO, it's not!

Built in 1959

### Essential Information

MLS® # E4446596

Price \$99,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	1959
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1 6120 118 Avenue
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1E8

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

### Interior

Appliances	Washer, See Remarks
Heating	Baseboard, Natural Gas
# of Stories	1
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                14  
Zoning                              Zone 06  
Condo Fee                        \$396

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 July 22nd, 2025 at 3:02am MDT