

**\$120,000**

## Condo / Townhouse on 0.00 Acres

Great 2 bedroom unit in the heart of Oliver, steps from MacEwan University, Rogers Place, and the heart of Downtown Edmonton. Enjoy downtown living at an affordable price in a condo that offers, in-suite laundry , large living area, 2 bedrooms and 1 1/2 baths and a deck, all overlooking a quaint tree lined street. This property offers an unbeatable location, minutes from the Brewery District, future LRT, shopping, restaurants, bike lanes, parks, and the river valley. Take advantage of a great price for an investment or just enjoying Edmonton Lifestly. This is a great building with lots to offer.



Built in 1978

## Essential Information

MLS® #	E4427054
Price	\$120,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	996
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment

Style	Single Level Apartment
Status	Active

### Community Information

Address	425 11217 103 Avenue
Area	Edmonton
Subdivision	WÃ@hkwÃªntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V9

### Amenities

Amenities	Deck, Parking-Visitor, Security
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Landscaping, Transportation, Schools, Shopping
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 21st, 2025
Days on Market	44
Zoning	Zone 12
RE / Bank Owned	Yes
Condo Fee	\$611



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Listing information last updated on May 3rd, 2025 at 10:17pm MDT