

## **\$86,900 - 67 11265 31 Avenue, Edmonton**

MLS® #E4441243

**\$86,900**

2 Bedroom, 1.00 Bathroom, 777 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

TOP FLOOR UNIT with VIEW OF THE COUTYARD ~ DAYCARE on SITE - This gorgeous top floor unit sits at the back of the complex overlooking the quiet east courtyard. Perfect because it floods the home with natural light all day and keeps the home cool during the day and in the evening, and perfect because there is much less activity here. Also important to note about the location is that you can walk from your car, up the stairs and right into your unit, no mile long walks to get to your door. Inside the home is FRESH and well cared for. FRESH paint and FRESH carpet, along with newer windows and an added dishwasher make this a truly FRESH space. Incredible well cared for and ready to move in. There's a large laundry down the hall, a daycare center on site and an incredible recreation facility with fitness center and pool, perfect to keep the kids busy and healthy. There are great schools, shopping and transportation close by as well, so it makes for a perfect first home...or last home! Either way welcome home!

Built in 1977

### **Essential Information**

MLS® # E4441243

Price \$86,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	777
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	67 11265 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V7

### **Amenities**

Amenities	Intercom, Patio, Pool-Indoor, Recreation Room/Centre
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	23
Zoning	Zone 16
Condo Fee	\$679

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