

# **\$195,000 - 106 13450 114 Avenue, Edmonton**

MLS® #E4441705

**\$195,000**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Welcome home to this bright, light filled 2 bdrm 2 bath GROUND Floor unit in California Manor! A quiet 50+ Adult building. This home is freshly painted with laminate floors throughout the main living areas, new carpet in bedroom, a large kitchen, and a separate laundry room with newer washer + dryer. Down the hall is the generous sized Primary bedroom with walk-in closet and a 3 pce bathroom. A second bedroom and a 4 pce bath complete the unit. This building is across the street from Westmount shopping centre, has a social room, exercise room and craft room/library! There is also a guest suite unit in building available to rent for guests. Includes 1 underground stall with storage, and a car wash bay in parkade. All there is left to do is move in and enjoy!

Built in 1996

## **Essential Information**

MLS® #	E4441705
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.00
Year Built	1996



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 13450 114 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C4

### Amenities

Amenities	Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
-------------	-----------------

Days on Market	52
Zoning	Zone 07
Condo Fee	\$635

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 August 2nd, 2025 at 1:32pm MDT