

**\$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@hkwÃntÃ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 43  
Zoning Zone 12  
RE / Bank Owned Yes  
Condo Fee \$611



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Listing information last updated on May 3rd, 2025 at 5:47am MDT