

## \$169,000 - 2305 11214 80 Street, Edmonton

MLS® #E4439481

**\$169,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to your ideal new home! This spacious 2 bed, 2 bath condo on the 3rd floor offers a thoughtfully designed open-concept layout, perfect for both comfortable living and entertaining. The two bedrooms are located on opposite sides of the unit, providing excellent privacy. The primary bedroom boasts a walk-through closet leading to a 4-piece ensuite, while the second bedroom is conveniently located near another full 4-piece bathroomâ€”great for guests or roommates. The open kitchen, dining, and living areas flow seamlessly together, and the large balcony is perfect for summer eveningsâ€”plus, BBQs are allowed! You'll also enjoy the convenience of in-suite laundry. All utilities are covered with the condo fee and peace of mind in a secure, modern building with gated parking. Location is everythingâ€”this condo is just minutes from the LRT, River Valley trails, shopping, and major post-secondary campuses. Condo fees include electricityâ€”making this opportunity even more appealing.

Built in 2005

### Essential Information

MLS® # E4439481

Price \$169,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2305 11214 80 Street
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4X5

### Amenities

Amenities	On Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Parkade, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Gated Community, Low Maintenance Landscape, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	46
Zoning	Zone 09
Condo Fee	\$529

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Listing information last updated on July 14th, 2025 at 9:47pm MDT