

## \$86,900 - 23 11265 31 Avenue, Edmonton

MLS® #E4428259

**\$86,900**

1 Bedroom, 1.00 Bathroom, 689 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

This spacious 1-bedroom, 1-bathroom condo is perfectly located with easy access to all essential amenities such as public transit, schools, shopping malls, restaurants, and more. It's situated on the second floor and features a large living and dining area that flows into an open kitchen. The apartment has been recently updated, along with new flooring, fresh paint, and new windows throughout the suite. You'll enjoy a private, covered balcony that overlooks the peaceful courtyard, providing a relaxing outdoor space. Additionally, there's a parking stall located conveniently near the building's entrance for added convenience. The condo fees cover various utilities, including electricity, heat, water, waste, sewage, and more, making it easier to manage your monthly expenses. This property is surrounded by lush green space and is just minutes away from popular locations like Southgate Mall, South Edmonton Common, and Century Park Transit Station. Don't miss the opportunity.

Built in 1977

### Essential Information

MLS® #	E4428259
Price	\$86,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	23 11265 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V7

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Parking-Visitor, Pool-Indoor, Security Door
Parking Spaces	1
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 3

Zoning Zone 16

Condo Fee \$521

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