# \$174,900 - 2401 11214 80 Street, Edmonton

MLS® #E4429555

### \$174,900

2 Bedroom, 2.00 Bathroom, 979 sqft Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Top Floor 2 Bedroom Corner Unit with a huge wrap around balcony! One of the largest units in the building, this unit features Insuite laundry and a storage room off the balcony. This 2 bedrooom 2 bathroom open floorplan unit features a corner fireplace off the living room and 2 full bathrooms as well as a large entry walk in closet and stacked laundry. The kitchen has an eat up bar with upgraded cabinets and Stainless Steel Appliances. Recently painted in November and move in Ready, The condo fees include all utilities (Heat, water/sewer, Electricity) and this unit is within walking distance of Concordia University, the LRT station and shopping. A short drive to Nait, U of A and Commonwealth, This unit has much to be desired... Act fast before it's gone!

Built in 2005

#### **Essential Information**

MLS® # E4429555 Price \$174,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

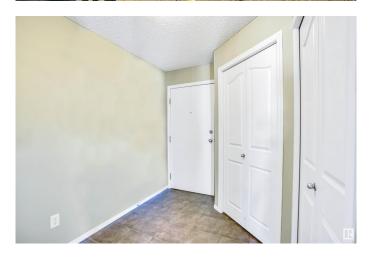
Square Footage 979

Acres 0.00

Year Built 2005







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 2401 11214 80 Street

Area Edmonton
Subdivision Cromdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5B 4X5

#### **Amenities**

Amenities On Street Parking, Deck, Parking-Plug-Ins, Parking-Visitor

Parking Spaces 1

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Hot Water, Water

Fireplace Yes

Fireplaces Corner

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 7th, 2025

Days on Market 13

Zoning Zone 09

Condo Fee \$617

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 April 20th, 2025 at 2:17pm MDT