Courtesy Of Anshul Gupta and Subah Kapoor Of MaxWell Devonshire Realty

# $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.Youâ€™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 | 31 |
| Zoning | Zone 16 |
| Condo Fee | $521 |

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Listing information last updated on May 1st, 2025 at 4:17pm MDT