

# \$95,000 - 56 11265 31 Avenue, Edmonton

MLS® #E4424461

**\$95,000**

2 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Beautifully upgraded 2-bedroom unit in Building C—the best in the complex! This south-facing condo offers abundant natural light year-round, with both bedrooms and the balcony facing south. Recent upgrades include a brand-new fridge (2025), updated doors (2011), carpeting (2010), vanity (2011), and a kitchen with elegant hardwood cabinetry. Condo fees include HEAT, WATER, and POWER, making it an excellent value! Enjoy fantastic building amenities such as a fully equipped exercise room, on-site daycare, tennis/basketball courts, and an indoor swimming pool. Prime location near Century Park, offering easy access to the LRT and nearby conveniences. Perfect for first-time buyers or investors! Don't miss out on this affordable opportunity!

Built in 1977

## Essential Information

MLS® #	E4424461
Price	\$95,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.00
Year Built	1977



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	56 11265 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V7

### **Amenities**

Amenities	Pool-Indoor
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	Zone 16
Condo Fee	\$663

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