# \$134,900 - 311 18204 93 Avenue, Edmonton

MLS® #E4420079

### \$134.900

2 Bedroom, 1.50 Bathroom, 946 sqft Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Looking for a fantastic and affordable, 2-bedroom condo in West Edmonton? With no age or pet restrictions, this spacious and bright 2-bedroom/1.5 bath unit is ready for its new owner(s). There is nothing to do but move right in, as the entire space was freshly painted with new carpet installed in August. Storage will not be an issue here, and you will love extra features such as the 2-piece ensuite and sizable south facing balcony. This building has seen many upgrades over the recent years, such as vinyl siding (2010), windows, patio doors and boiler system (2012), security system (2018) and roof (2023). And did I mention the location? This area is super quiet, but yet you can walk a block to Belmead School, walk 10 minutes to West Edmonton Mall, or take the transit right outside your door. With rental rates and market conditions both on the rise, this is a solid investment that still leaves room for equity building. Come take a look, this one won't disappoint.

Built in 1979

#### **Essential Information**

MLS® # E4420079 Price \$134,900

Bedrooms 2





Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 946

Acres 0.00

Year Built 1979

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 311 18204 93 Avenue

Area Edmonton
Subdivision Belmead
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 2V2

#### **Amenities**

Amenities Off Street Parking, Intercom, Parking-Extra, Parking-Visitor, Security

Door, Storage-In-Suite, Vinyl Windows, See Remarks

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Flat Site, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Flat

Construction Wood, Stucco, Vinyl

Foundation Slab

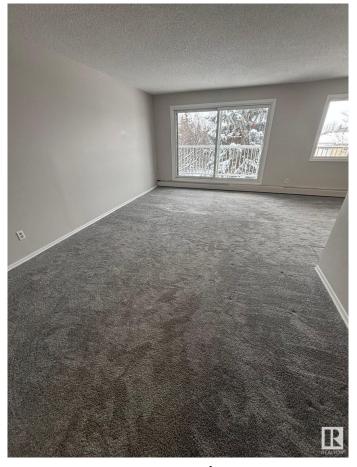
## **Additional Information**

Date Listed February 2nd, 2025

Days on Market 90

Zoning Zone 20

Condo Fee \$539



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Listing information last updated on May 3rd, 2025 at 7:17am MDT