

# **\$289,900 - 401 12111 51 Avenue, Edmonton**

MLS® #E4434906

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Condo / Townhouse on 0.00 Acres

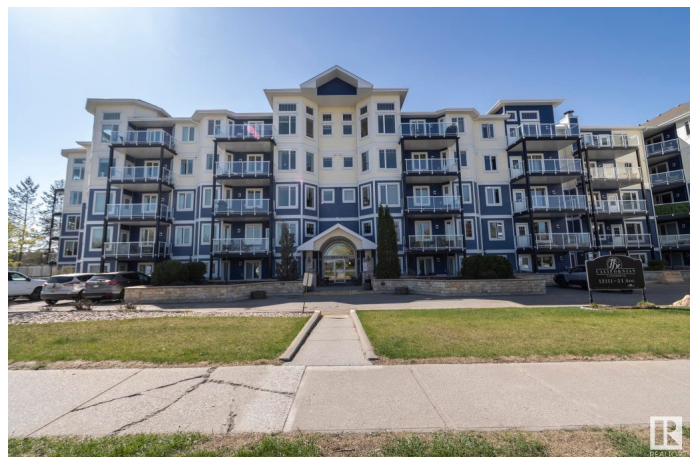
Malmo Plains, Edmonton, AB

Welcome to this 1175 sq.ft executive condo with SPECTACULAR DOWNTOWN VIEWS!! This spacious 2 bedroom unit has 9 FOOT CEILINGS, laminate floors throughout, large windows enjoying spectacular views, A/C, in-suite storage/laundry, and more! Huge island kitchen with plenty of cabinets and countertops. Large comfortable living and dining area that enjoy city/nature views plus cozy with its gas fireplace. Relax to the University farm/city views on the deck w/ gas outlet. Large primary bedroom features walk thru closets and full ensuite. Second bedroom, full bath AND storage/laundry room complete this beautiful condo. This unit has the BEST/LARGEST heated underground parking stalls in the complex complete with secure storage room in front PLUS car wash bay! This complex has many amenities including a social room, fitness area, guest suite, and two elevators! Prime location just minutes from the Southgate Mall, LRT, walking trails & U of A! Welcome home:)

Built in 2004

## **Essential Information**

MLS® #	E4434906
Price	\$289,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 12111 51 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 6A3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Social Rooms, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
----------	----------------------------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Zone 15
Condo Fee	\$556

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 May 14th, 2025 at 1:47am MDT