

## \$115,000 - 8 11255 31 Avenue, Edmonton

MLS® #E4445091

**\$115,000**

2 Bedroom, 1.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Affordable Luxury in Sweet Grass! Beautiful ground-floor condo with resort-style amenities! This spacious 2-bedroom, 1-bath unit offers over 770 sq ft of well-designed living space, featuring a bright living room, dedicated dining area, and a functional kitchen perfect for home cooking. The primary bedroom is generously sized with plenty of closet space, complemented by a second bedroom ideal for guests or a home office. Enjoy the convenience of in-suite laundry. Condo fees includes ALL UTILITIES! Step outside your door to exceptional amenities including an indoor pool and fitness centre, and a tennis court outside, perfect for year-round wellness. All FURNITURE is INCLUDED, making this a truly turnkey opportunity—just move in or start renting immediately. Close to LRT station, South Common, schools, transportation corridors and parks. Don't miss this chance for comfortable living with incredible value!

Built in 1977

### Essential Information

MLS® #	E4445091
Price	\$115,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	771
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	8 11255 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V6

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Furniture Included, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	June 30th, 2025
Days on Market	15
Zoning	Zone 16
Condo Fee	\$679

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 July 15th, 2025 at 7:32am MDT