

## \$159,000 - 2207 11214 80 Street, Edmonton

MLS® #E4456852

**\$159,000**

2 Bedroom, 2.00 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Welcome home to Commonwealth Pointe II in this expansive 2 bedroom & 2 bath condo with excellent access to all amenities. You will love the bright/open floor plan featuring a bright white kitchen overlooking the spacious family/dining spaces & access to your own private balcony! Generously sized primary suite with large closet and a 4 piece bathroom is a nice oasis after a busy day. A second bedroom and full bath is perfect for a roommate or guests! IN-SUITE LAUNDRY AND STORAGE - a rare find! Easy access to the assigned parking! Prime location within walking distance to Save on Foods, McDonalds and more! Convenience at its finest- Only a 9 MINUTE WALK to Stadium LRT station- be at the UofA in 20 minutes! Excellent access to Wayne Gretzky Drive and Yellowhead Trail! \*\*CONDO FEES OF \$678.54 INCLUDE ALL UTILITIES AND PARKING\*\* Welcome home!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456852  |
| Price      | \$159,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2207 11214 80 Street |
| Area        | Edmonton             |
| Subdivision | Cromdale             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 4X9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Storage-In-Suite |
| Parking Spaces | 1                      |
| Parking        | Stall                  |

### Interior

|                   |                                                   |                               |         |
|-------------------|---------------------------------------------------|-------------------------------|---------|
| Interior Features | ensuite bathroom                                  |                               |         |
| Appliances        | Dishwasher-Built-In, Washer/Dryer, Stove-Electric | Oven-Microwave, Refrigerator, | Stacked |
| Heating           | Hot Water, Natural Gas                            |                               |         |
| # of Stories      | 4                                                 |                               |         |
| Stories           | 1                                                 |                               |         |
| Has Basement      | Yes                                               |                               |         |
| Basement          | None, No Basement                                 |                               |         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | VIRGINIA PARK SCHOOL |
| Middle     | HIGHLANDS SCHOOL     |
| High       | EASTGLEN SCHOOL      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 09             |
| Condo Fee      | \$679               |

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Listing information last updated on September 16th, 2025 at 9:02pm MDT