

# \$120,000 - 2 11265 31 Avenue, Edmonton

MLS® #E4461535

**\$120,000**

3 Bedroom, 1.50 Bathroom, 972 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

NEW RENOVATED 3 Bedroom apartment with 1.5 WASHROOMS. New flooring, New painting, Updated Kitchen and Washrooms. Ground floor apartment with direct access to FRONT YARD and PATIO. Very close to DAYCARE, PARK and School. The complex also has SWIMMING POOL, BASKET BALL COURT, and GYM. The condo fee includes all UTILITES and also access to all apartment complex facilities.

Built in 1977

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461535               |
| Price          | \$120,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 972                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 2 11265 31 Avenue |
| Area        | Edmonton          |
| Subdivision | Sweet Grass       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 3V7           |

### **Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows, Rental Pool Option |
| Parking Spaces | 2                                                                                |
| Parking        | Stall                                                                            |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom             |
| Appliances        | Refrigerator, Stove-Electric |
| Heating           | See Remarks                  |
| # of Stories      | 4                            |
| Stories           | 4                            |
| Has Basement      | Yes                          |
| Basement          | None, No Basement            |

### **Exterior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | See Remarks                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 16           |
| Condo Fee      | \$805             |

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Listing information last updated on October 14th, 2025 at 2:02pm MDT