

# **\$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 quick access to the Anthony Henday and Whitemud, you will be hard pressed to find a better option in this area, especially at this price point. Come take a look.

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 | 76                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$539              |



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Listing information last updated on April 19th, 2025 at 5:32am MDT