

Courtesy Of Firishta Ciplak Of Homes & Gardens Real Estate Limited

# **\$124,900 - # 48 11245 31 Avenue, Edmonton**

MLS® #E4146901

## **\$124,900**

2 Bedroom, 1.00 Bathroom, 775 sqft  
Condo / Townhouse on 0 Acres

Sweet Grass, Edmonton, AB

Gorgeous - open concept, totally redesigned 2 bed & 1 bath condo in Sweet Grass community. This larger unit has been converted (with approval) to modern open concept living space that consists of a large living room with sliding door onto an East facing patio with beautiful view of tall trees and greenery. Kitchen has been updated with brand new cabinets, new stainless steel appliances, stove featuring a hood fan and a large island counter with room for bar chairs perfect for breakfast. Two great sized bedrooms with large double closet in the master bedroom. Bathroom has been transformed to feature marble floors and brand new sink. This condo has a great floor plan with plenty of closet/pantry space and laminated flooring throughout. Unit comes with a parking stall and is minutes away from Century Park LRT, public transportation, shopping centers, park and schools. Condo fee includes ALL utilities and complex has a long list of amenities: on site management, indoor pool, exercise room, tennis court, etc.

Built in 1977

## **Essential Information**

MLS® #	E4146901
Price	\$124,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	775
Acres	0.04
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### **Community Information**

Address	# 48 11245 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V5

### **Amenities**

Features	Exercise Room, Hot Tub, Laundry-Common, No Smoking Home, Pool-Indoor
Parking	Stall
Has Pool	Yes

### **Interior**

Interior	Laminate Flooring
Interior Features	Refrigerator, Stove-Electric, Window Coverings, Hood Fan
Heating	Baseboard
Basement	No Basement, None
# of Stories	1

### **Exterior**

Exterior	Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	SWEET GRASS SCHOOL
Middle	VERNON BARFORD SCHOOL
High	HARRY AINLAY SCHOOL

**Additional Information**

Condo Fee            \$522

Listing information last updated on July 22nd, 2019 at 4:16pm MDT