

# \$106,000 - 48 11245 31 Avenue, Edmonton

MLS® #E4427260

**\$106,000**

2 Bedroom, 0.50 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Upper level remodeled 2 bedroom, 1 bathroom condo in the Sweet Grass community with an open layout. The kitchen has been remodeled with new stainless steel appliances, cabinets, a wide island counter, and a stove with a hood fan. The master bedroom has a spacious double closet. Marble floors and a brand-new sink have been added to the renovated bathroom. The condo's flooring is laminate. The apartment has a parking space and is close to the Southgate mall, Century Park LRT, parks, and schools. Electricity, exterior maintenance, heat, insurance, landscaping, property management and water, are all included in the condo fee. It has a tennis court, an indoor pool and a gym.

Built in 1977

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427260          |
| Price          | \$106,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 0.50              |
| Half Baths     | 1                 |
| Square Footage | 781               |
| Acres          | 0.00              |
| 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**

|           |  |
|-----------|--|
| Amenities | Exercise Room, Hot Tub, No Smoking Home, Pool-Indoor |
| Parking   | Stall  |
| Has Pool  | Yes  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                 |
| # of Stories | 4                                      |
| Stories      | 4                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Sweet Grass School    |
| Middle     | Vernon Barford School |
| High       | Harry Ainlay School   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 52               |
| Zoning         | Zone 16          |
| Condo Fee      | \$678            |

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Listing information last updated on May 14th, 2025 at 10:32pm MDT