

## **\$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 rental rates and market conditions both on the rise, this is a solid investment that still leaves room for equity building. Come take a look, this one won't disappoint.

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	87
Zoning	Zone 20
Condo Fee	\$539



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