

\$78,800 - 5 6715 131a Avenue, Edmonton

MLS® #E4436161

\$78,800

2 Bedroom, 1.00 Bathroom, 818 sqft

Condo / Townhouse on 0.00 Acres

Balwin, Edmonton, AB

WHY PAY RENT? This immaculate well maintained unit has 2 bedroom one full bath .The spacious family room boasts patio doors overlooking a private scenic street. The newer upgraded large kitchen has shaker cabinets with a large counter space and a great eating area . The added Pantry boasts built in shelving and extra storage.Primary bedroom is of a great size offering a large closet plus a good sized second bedroom ideal for a roommate or mortgage helper. Unit has two exit doors one in the front of the unit and a second one at the back of the building pus free laundry usage in the well maintained laundry room in the basement with a live in caretaker..Building upgrades include all of the interior and exterior doors ,patio doors balconies , new common area carpets throughout upgraded roof and an annual serviced boiler. condo fees cover all of your utilities excluding power.

Built in 1966

Essential Information

MLS® #	E4436161
Price	\$78,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	818
Acres	0.00
Year Built	1966
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Multi Level Apartment
Status	Active

Community Information

Address	5 6715 131a Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Z5

Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Stall, See Remarks

Interior

Appliances	Dishwasher-Built-In, Freezer, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Balwin school
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Middle	Balwin junior high
High	Queen Elizabeth

Additional Information

Date Listed	May 12th, 2025
Days on Market	9
Zoning	Zone 02
Condo Fee	\$502

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Listing information last updated on May 21st, 2025 at 5:17am MDT