

Courtesy Of Peter K Kubiczek Of Keystone Realty

## **\$190,000 - 404 13450 114 Avenue, Edmonton**

MLS® #E4450895

**\$190,000**

2 Bedroom, 1.00 Bathroom, 882 sqft  
Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Very convenient location with all services within walking distance. Quiet, very well-maintained, adult only 50+ building, perfect place to enjoy your autumn years. Many social activities throughout the year,

exercise room, guest suite, craft/library room rentable space for special events.

Underground parking stall, carwash and extra secure storage. This 2-bedroom, top-floor unit has plenty of natural light. Private balcony facing a treeline, central air conditioning to keep the unit cool on summer days. Durable ceramic tile and light maple hardwood floors in kitchen, dining and living room. Corner gas fireplace surrounded by large windows gives it a traditional, cozy feel. Plenty of room for a large table in the dining nook. U-shaped kitchen boasts Oak cabinets and white appliances. In-suite laundry/storage for all your extras and full-size washer and dryer. Double closet in the hallway that leads to a large full bath, providing plenty of space to maneuver, deep soaker tub with grip bars and linen closet.

Built in 1996

### **Essential Information**

MLS® # E4450895

Price \$190,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	404 13450 114 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C4

### Amenities

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

High                      Ross Sheppard School

### **Additional Information**

Date Listed              August 1st, 2025  
Days on Market        92  
Zoning                    Zone 07  
Condo Fee               \$580

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Listing information last updated on November 1st, 2025 at 4:32pm MDT