

Courtesy Of Drew N Kardash Of Professional Realty Group

## **\$204,900 - 305 13450 114 Avenue, Edmonton**

MLS® #E4458729

**\$204,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Welcome to Californian Manor, a WELL-MANAGED ADULT-LIVING community offering COMFORT, CONVENIENCE, and GREAT AMENITIES. This BRIGHT AND SPACIOUS 2-bedroom, 2-bathroom CORNER SUITE sits on the third floor with a desirable northeast-facing balcony that captures BEAUTIFUL MORNING LIGHT and STAYS COOL through the day. The OPEN-CONCEPT layout features a welcoming living room, a functional kitchen with PLENTY OF CABINETRY, and a dining area perfect for ENTERTAINING. The primary bedroom includes a WALK-THROUGH CLOSET and PRIVATE ENSUITE, while the second bedroom and full bath provide EXCELLENT FLEXIBILITY for guests or a home office. Residents enjoy FANTASTIC AMENITIES including a GUEST SUITE, a CRAFT ROOM, EXERCISE ROOM, large social room, and convenient CAR WASH, plus SECURE UNDERGROUND parking and easy access to shopping, dining, public transit, and major roadways.

Built in 1996

### **Essential Information**

MLS® # E4458729

Price \$204,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 968                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 13450 114 Avenue |
| Area        | Edmonton             |
| Subdivision | Woodcroft            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 4C4              |

### Amenities

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Car Wash, Deck, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                                       |
| Parking        | Heated, Underground                                                                                                                                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Water                                      |
| Fireplaces        | Corner                                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 07              |
| Condo Fee      | \$647                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 7:02am MST