

Courtesy Of Matthew R Unrau Of Park Realty

# \$172,900 - 405 11807 101 Street, Edmonton

MLS® #E4426436

**\$172,900**

2 Bedroom, 2.00 Bathroom, 1,167 sqft  
Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This beautifully designed almost 1200 sqft TOP-FLOOR unit, offers an open and inviting layout, ideal for both relaxation and entertaining. The large living room features a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The kitchen passthrough seamlessly connects to the dining room, making hosting a breeze. The primary bedroom boasts a walkthrough closet leading to a spacious ensuite bathroom, offering privacy and comfort. A second large bathroom ensures convenience for guests or family members. Step outside onto the large patio, perfect for enjoying morning coffee or evening gatherings. Additional features included IN-SUITE LAUNDRY, tons of storage, and newer TEAK HARDWOOD FLOORS with upgraded underlay for sound dampening. Located in a prime area close to transit, this home combines comfort, style, and accessibility.

Built in 1991

## Essential Information

MLS® #	E4426436
Price	\$172,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,167
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	405 11807 101 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B6

### **Amenities**

Amenities	Patio, Security Door
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Baseboard, Water
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
-------------	------------------

Days on Market	22
----------------	----

Zoning	Zone 08
--------	---------

Condo Fee	\$695
-----------	-------

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 April 10th, 2025 at 8:17pm MDT