

## \$89,900 - 77 11265 31 Avenue, Edmonton

MLS® #E4432383

**\$89,900**

2 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this TOP FLOOR TWO bedrooms ONE bath condo unit nestled in the desirable southside community of Sweet Grass! Open concept layout with great use of space & lots of storage closets. Cozy living room has laminate flooring & a very private balcony. Good sized kitchen has loads of cupboards & counter space connecting to the dining room. TWO good sized bedrooms and one full bath w/ newer vinyl flooring. One assigned surface parking stall. Professionally managed complex with onsite office and all utilities included in condo fee! Great amenities with an indoor swimming pool, gym, tennis courts, and better yet, Moreover, a convenient on-site daycare facility & Sweet Grass Elementary School is just steps away. Easy access to public transport & shopping. This is a fantastic choice for either first-time buyers or those savvy investors.

Built in 1977

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4432383 |
| Price          | \$89,900 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 767      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 77 11265 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V7            |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Tennis Courts |
| Parking   | Stall  |
| Has Pool  | Yes  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas      |
| # of Stories | 4                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Tar & Gravel                                      |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | SWEET GRASS SCHOOL |
|------------|--------------------|

|        |                       |
|--------|-----------------------|
| Middle | VERNON BARFORD SCHOOL |
| High   | HARRY AINLAY SCHOOL   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 16          |
| Condo Fee      | \$663            |

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Listing information last updated on April 29th, 2025 at 3:47pm MDT