

# \$130,000 - 48 11245 31 Avenue, Edmonton

MLS® #E4427260

**\$130,000**

2 Bedroom, 0.50 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Upper level remodeled 2 bedroom, 1 bathroom condo in the Sweet Grass community with an open layout. The kitchen has been remodeled with new stainless steel appliances, cabinets, a wide island counter, and a stove with a hood fan. The master bedroom has a spacious double closet. Marble floors and a brand-new sink have been added to the renovated bathroom. The condo's flooring is laminate. The apartment has a parking space and is close to the Southgate mall, Century Park LRT, parks, and schools. ALL utilities, including electricity, are included in the condo price. It has a tennis court, an indoor pool and a gym.

Built in 1977

## Essential Information

MLS® #	E4427260
Price	\$130,000
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	781
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 48 11245 31 Avenue  
Area Edmonton  
Subdivision Sweet Grass  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6J 3V5

### Amenities

Amenities Exercise Room, Hot Tub, No Smoking Home, Pool-Indoor  
Parking Stall  
Has Pool Yes

### Interior

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

### Exterior

Exterior Wood, Brick, Vinyl  
Exterior Features Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Tar & Gravel  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Sweet Grass School  
Middle Vernon Barford School  
High Harry Ainlay School

### Additional Information

Date Listed March 24th, 2025

Days on Market	7
Zoning	Zone 16
Condo Fee	\$678

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