

## \$174,900 - 2401 11214 80 Street, Edmonton

MLS® #E4429555

**\$174,900**

2 Bedroom, 2.00 Bathroom, 979 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Top Floor 2 Bedroom Corner Unit with a huge wrap around balcony! One of the largest units in the building, this unit features Insuite laundry and a storage room off the balcony. This 2 bedroom 2 bathroom open floorplan unit features a corner fireplace off the living room and 2 full bathrooms as well as a large entry walk in closet and stacked laundry. The kitchen has an eat up bar with upgraded cabinets and Stainless Steel Appliances. Recently painted in November and move in Ready, The condo fees include all utilities (Heat, water/sewer, Electricity) and this unit is within walking distance of Concordia University, the LRT station and shopping. A short drive to Nait, U of A and Commonwealth, This unit has much to be desired... Act fast before it's gone!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429555  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 979       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2401 11214 80 Street |
| Area        | Edmonton             |
| Subdivision | Cromdale             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 4X5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Water  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 09         |
| Condo Fee      | \$617           |

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Listing information last updated on April 19th, 2025 at 8:47pm MDT