

## \$94,900 - 19 11255 31 Avenue, Edmonton

MLS® #E4431583

**\$94,900**

2 Bedroom, 0.50 Bathroom, 756 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Above ground first floor, corner unit two bedroom condo in very desirable southwest Edmonton (Sweet Grass). Condo fees include all utilities (heat, water, power and sewer). Fresh paint. Amenities include indoor pool, daycare, tennis courts and a modern athletic facility. Onsite management. Located close to shopping, schools, restaurants, walking trails and LRT. Perfect for first time home buyers.

Built in 1977

### Essential Information

MLS® #	E4431583
Price	\$94,900
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	756
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	19 11255 31 Avenue
Area	Edmonton



Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V6

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Security Door, Storage-In-Suite, Rental Pool Option
Parking	Stall
Has Pool	Yes

### Interior

Appliances	Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	29
Zoning	Zone 16
Condo Fee	\$663

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