

## \$117,649 - 21 11245 31 Avenue, Edmonton

MLS® #E4460833

**\$117,649**

3 Bedroom, 1.50 Bathroom, 929 sqft

Condo / Townhouse on 0.00 Acres

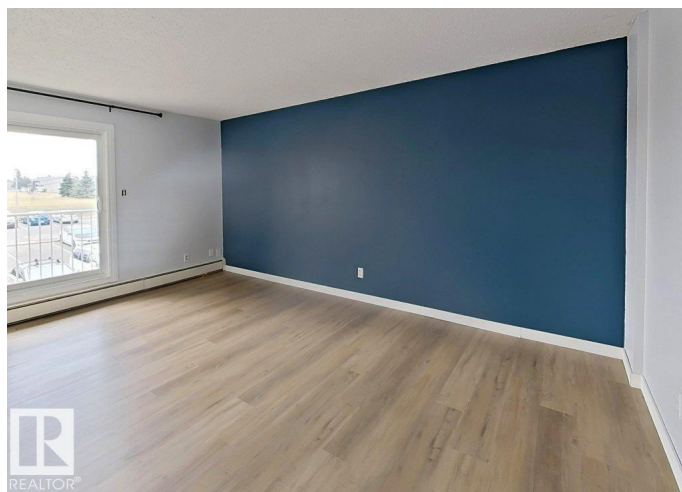
Sweet Grass, Edmonton, AB

Welcome to Fairways South! This spacious second-floor 3 bedroom, 1.5 bath condo offers unbeatable value with ALL utilities (heat, water & power) included in the condo fees. Ideally located near Century Park LRT, schools, parks, and major shopping, it's perfect for first-time buyers, students, or investors. Enjoy a bright and inviting living space with fresh paint, new flooring, updated lighting and fixtures throughout. Large windows and patio doors fill the home with natural light, and the private balcony is perfect for relaxing. The kitchen offers plenty of cabinet space and flows into the dining area for everyday living. The primary bedroom features a 2-piece ensuite and double closets. Two additional bedrooms and a full 4-piece bath provide flexible options for family, guests, or a home office. With great storage, an assigned parking stall, professional management, and quick access to transit and shopping, this is affordable home ownership at its best!

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460833  |
| Price     | \$117,649 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 929                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 21 11245 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V5            |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, See Remarks |
| Parking   | 2 Outdoor Stalls                                                                         |
| Has Pool  | Yes                                                                                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water                               |
| # of Stories      | 4                                              |
| Stories           | 1                                              |
| Has Basement      | Yes                                            |
| Basement          | None, No Basement                              |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                               |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Slab               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 46                |
| Zoning         | Zone 16           |
| Condo Fee      | \$805             |

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 November 17th, 2025 at 10:32pm MST