

Courtesy Of Kasia Rudolf Of Century 21 Leading

## \$99,000 - 305 2545 116 Street, Edmonton

MLS® #E4424420

**\$99,000**

1 Bedroom, 1.00 Bathroom, 624 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this spacious 1 bedroom, 1 bathroom apartment. This top floor unit is located in the quiet neighbourhood of Blue Quill. It offers a very large living room and good sized primary bedroom, also a separate dining area. Bright living room has sliding doors leading to the west facing balcony. Comes with one parking stall. Great location, walking distance to amenities: transit, shopping, school. Close to Whitemud Ravine, LRT and in the desirable Vernon Barfield JH school district. Great opportunity to own this condo or become an investor.

Built in 1977

### Essential Information

MLS® #	E4424420
Price	\$99,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	305 2545 116 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3Z7

## Amenities

Amenities	No Animal Home, See Remarks
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, See Remarks
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 5th, 2025
Days on Market	103
Zoning	Zone 16
Condo Fee	\$337

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Listing information last updated on June 16th, 2025 at 1:02pm MDT