

## \$86,900 - 67 11265 31 Avenue, Edmonton

MLS® #E4441243

**\$86,900**

2 Bedroom, 1.00 Bathroom, 777 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

TOP FLOOR UNIT with VIEW OF THE COUTYARD ~ DAYCARE on SITE - This gorgeous top floor unit sits at the back of the complex overlooking the quiet east courtyard. Perfect because it floods the home with natural light all day and keeps the home cool during the day and in the evening, and perfect because there is much less activity here. Also important to note about the location is that you can walk from your car, up the stairs and right into your unit, no mile long walks to get to your door. Inside the home is FRESH and well cared for. FRESH paint and FRESH carpet, along with newer windows and an added dishwasher make this a truly FRESH space. Incredible well cared for and ready to move in. There's a large laundry down the hall, a daycare center on site and an incredible recreation facility with fitness center and pool, perfect to keep the kids busy and healthy. There are great schools, shopping and transportation close by as well, so it makes for a perfect first home...or last home! Either way welcome home!

Built in 1977

### Essential Information

MLS® # E4441243

Price \$86,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 777                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 67 11265 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V7            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Intercom, Patio, Pool-Indoor, Recreation Room/Centre |
| Parking   | Stall  |
| Has Pool  | Yes  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                      |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 16        |
| Condo Fee      | \$679          |

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Listing information last updated on July 6th, 2025 at 10:33am MDT