

\$195,000 - 106 13450 114 Avenue, Edmonton

MLS® #E4441705

\$195,000

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

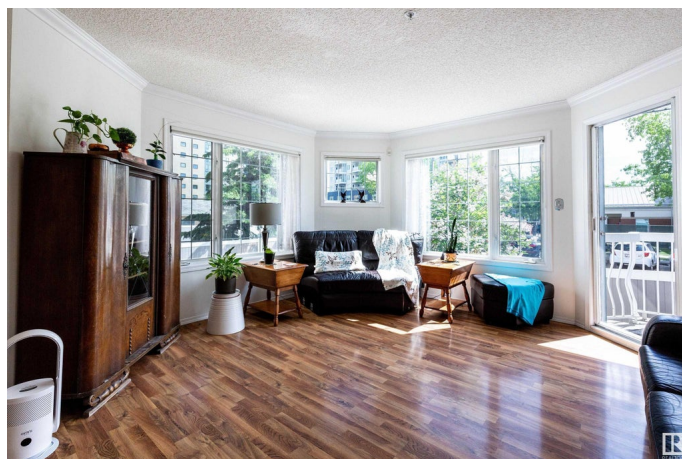
Woodcroft, Edmonton, AB

Welcome home to this bright, light filled 2 bdrm 2 bath GROUND Floor unit in California Manor! A quiet 50+ Adult building. This home is freshly painted with laminate floors throughout the main living areas, new carpet in bedroom, a large kitchen, and a separate laundry room with newer washer + dryer. Down the hall is the generous sized Primary bedroom with walk-in closet and a 3 pce bathroom. A second bedroom and a 4 pce bath complete the unit. This building is across the street from Westmount shopping centre, has a social room, exercise room and craft room/library! There is also a guest suite unit in building available to rent for guests. Includes 1 underground stall with storage, and a car wash bay in parkade. All there is left to do is move in and enjoy!

Built in 1996

Essential Information

MLS® #	E4441705
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.00
Year Built	1996



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

Community Information

Address	106 13450 114 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C4

Amenities

Amenities	Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 11th, 2025
-------------	-----------------

Days on Market	52
Zoning	Zone 07
Condo Fee	\$635

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 August 2nd, 2025 at 3:02pm MDT