

## \$129,900 - 323 2327 119 Street, Edmonton

MLS® #E4442492

**\$129,900**

2 Bedroom, 1.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

This TOP FLOOR, PET FRIENDLY, CORNER 2 BDRM with easy access to the LRT, HENDAY, U of A, DOWNTOWN, & NATURAL TRAILS is what you've waited for! You will immediately notice the FRESHLY PAINTED SPACE & HARDWOOD FLOORING. A generous entrance leads to the LARGE KITCHEN with 2-SIDED PANTRY, CUSTOM SHELVEING, and FLEXIBLE AREA for a SERVING ISLAND or BISTRO SET. The kitchen opens to the BRIGHT DINING AREA. Brimming with charm, you will love the WAINSCOTTING in the living room! The UPGRADED PATIO DOOR opens to the MOST PRIVATE, COVERED BALCONY WITH STORAGE ROOM that is surrounded by BEAUTIFUL MATURE TREES. Large UPGRADED WINDOWS EMBRACE THE ENTIRE UNIT that SHARES VERY FEW WALLS, and there is NO UNIT ABOVE YOU! The PRIMARY & 2ND BEDROOM have easy access to the RENOVATED 4PC BATH. Laundry day is a breeze when you have YOUR OWN WASHER & DRYER with EXTRA STORAGE. The ENERGIZED PARKING STALL is perfectly located JUST OUTSIDE THE DOOR! A SPECTACULAR FIND in an OUTSTANDING LOCATION! \*Some photos virtually staged.

Built in 1977



## Essential Information

MLS® #	E4442492
Price	\$129,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	910
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address	323 2327 119 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4E2

## Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	21
Zoning	Zone 16
Condo Fee	\$566

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