

## \$106,000 - 48 11245 31 Avenue, Edmonton

MLS® #E4427260

**\$106,000**

2 Bedroom, 0.50 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Upper level remodeled 2 bedroom, 1 bathroom condo in the Sweet Grass community with an open layout. The kitchen has been remodeled with new stainless steel appliances, cabinets, a wide island counter, and a stove with a hood fan. The master bedroom has a spacious double closet. Marble floors and a brand-new sink have been added to the renovated bathroom. The condo's flooring is laminate. The apartment has a parking space and is close to the Southgate mall, Century Park LRT, parks, and schools. Electricity, exterior maintenance, heat, insurance, landscaping, property management and water, are all included in the condo fee. It has a tennis court, an indoor pool and a gym.

Built in 1977

### Essential Information

MLS® #	E4427260
Price	\$106,000
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	781
Acres	0.00
Year Built	1977
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	48 11245 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V5

### **Amenities**

Amenities	Exercise Room, Hot Tub, No Smoking Home, Pool-Indoor
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	73
Zoning	Zone 16
Condo Fee	\$678

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Listing information last updated on June 5th, 2025 at 9:32am MDT