

## \$174,900 - 2401 11214 80 Street, Edmonton

MLS® #E4429555

**\$174,900**

2 Bedroom, 2.00 Bathroom, 979 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Top Floor 2 Bedroom Corner Unit with a huge wrap around balcony! One of the largest units in the building, this unit features Insuite laundry and a storage room off the balcony. This 2 bedroom 2 bathroom open floorplan unit features a corner fireplace off the living room and 2 full bathrooms as well as a large entry walk in closet and stacked laundry. The kitchen has an eat up bar with upgraded cabinets and Stainless Steel Appliances. Recently painted in November and move in Ready, The condo fees include all utilities (Heat, water/sewer, Electricity) and this unit is within walking distance of Concordia University, the LRT station and shopping. A short drive to Nait, U of A and Commonwealth, This unit has much to be desired... Act fast before it's gone!

Built in 2005

### Essential Information

MLS® #	E4429555
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.00
Year Built	2005



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

### Community Information

Address	2401 11214 80 Street
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4X5

### Amenities

Amenities	On Street Parking, Deck, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Water
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	April 7th, 2025
Days on Market	13
Zoning	Zone 09
Condo Fee	\$617

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