

# \$184,900 - N/A, Edmonton

MLS® #E4411492

**\$184,900**

2 Bedroom, 2.00 Bathroom, 972 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

The building backs onto the Kennedale Ravine, Very clean and well maintained by great tenant - open concept floor plan, the Bright and open, versatile Kitchen has four appliances. Spacious Primary Bedroom with walk-through-closet and 4 piece Ensuite. Additional 2nd bedroom/office, a full main bath. In the storage room you will a washer/dryer for your convenience. The Amenities Room is a great place for gatherings in this friendly community & the complex has an excellent Management Company too. Comes with U/G heated parking stall w/storage cage and a covered surface stall.

Built in 2003

## Essential Information

MLS® #	E4411492
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address N/A  
Area Edmonton  
Subdivision Canon Ridge  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5A 5H2

### Amenities

Amenities Detectors Smoke, Intercom, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire, Storage Cage  
Parking Spaces 2  
Parking Heated, Parkade, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric  
Heating Baseboard, Hot Water, Natural Gas  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Asphalt, Stucco, Vinyl  
Exterior Features Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Asphalt, Stucco, Vinyl  
Foundation Slab

### Additional Information

Date Listed October 23rd, 2024  
Days on Market 141  
Zoning Zone 35

Condo Fee            \$577

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