

Courtesy Of Johnny V Bede Of MaxWell Progressive

# \$150,000 - 205 11308 130 Avenue, Edmonton

MLS® #E4427004

**\$150,000**

1 Bedroom, 1.00 Bathroom, 839 sqft  
Condo / Townhouse on 0.00 Acres

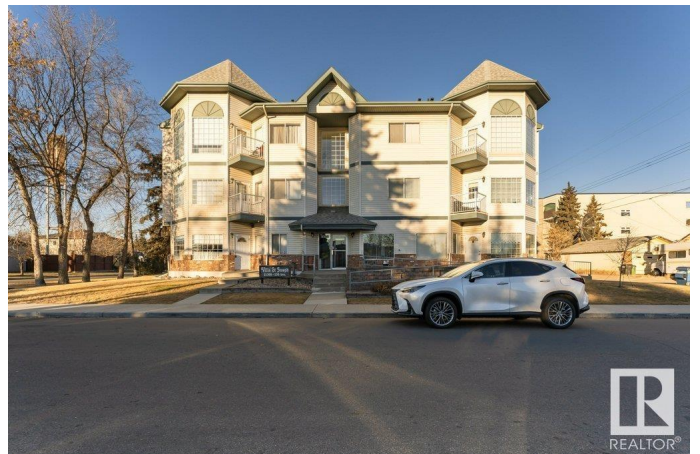
Lauderdale, Edmonton, AB

GREAT LOCATION, WONDERFULLY CONSTRUCTED, BEAUTIFUL BUILDING! It's your chance to own this PRISTINE HOME - bright WEST FACING natural light, w/ HEATED UNDERGROUND PARKING, storage cage, walking distance to Grand Trunk Rec Centre, & off-leash dog park! This rare opportunity doesn't come up often in this bldg, so don't wait. Upgraded & Well Maintained...definitely pride of ownership in this properly laid-out condo. Spacious & Opulent! Great for anyone looking to downsize, & be walking distance to major amenities, & close proximity to schools, grocery stores, restaurants...everything! Or...looking for a clean, quiet & well managed bldg, this is IT! NOTHING TO DO HERE BUT JUST MOVE IN. The spacious bathroom is connected to the hallway (away from the main living area), but is also connected to the oversized bedroom, which has a large walk-in closet. High ceilings increase the open feeling of this home, yet sitting by your lovely fireplace will 'cozy' up your nights :) Get it b4 someone else calls this HOME!!

Built in 1997

## Essential Information

MLS® #	E4427004
Price	\$150,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	839
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	205 11308 130 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6L2

### **Amenities**

Amenities	Closet Organizers, Parking-Extra, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking	Heated, Single Indoor, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Paved Lane, Picnic Area,

Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, View City

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 22nd, 2025  
Days on Market 9  
Zoning Zone 01  
Condo Fee \$416

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 March 31st, 2025 at 4:47pm MDT