

# **\$150,000 - 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	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	84
Zoning	Zone 01
Condo Fee	\$416

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