

## \$115,000 - 106 2545 116 Street, Edmonton

MLS® #E4465240

**\$115,000**

1 Bedroom, 1.00 Bathroom, 602 sqft

Condo / Townhouse on 0.00 Acres

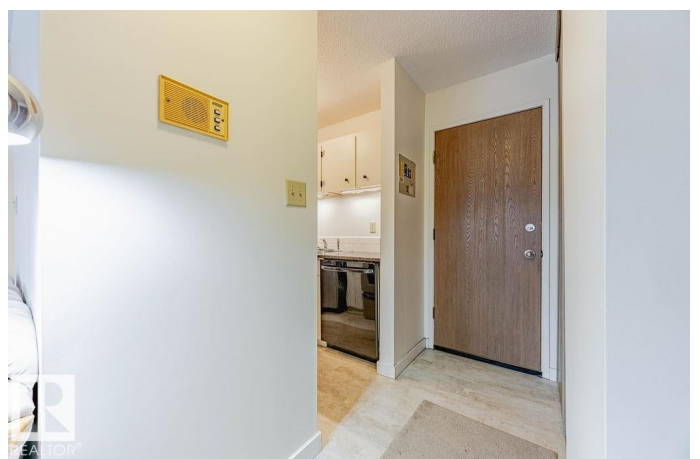
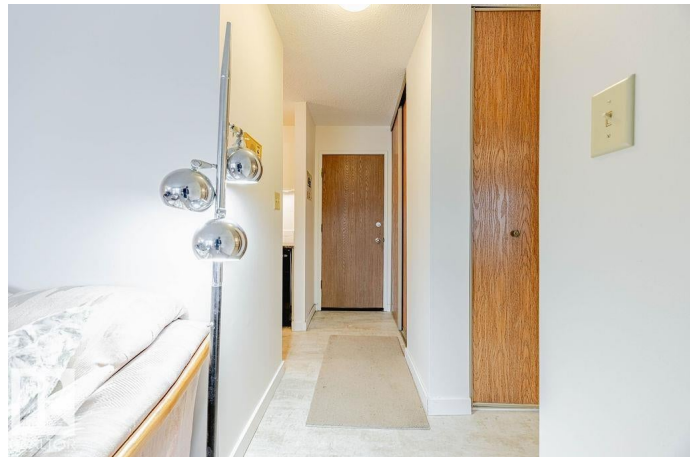
Blue Quill, Edmonton, AB

Bright. Spacious. Affordable. Investors alert! This Blue Quill condo checks all the boxes â€” park views, modern updates, storage & a pet-friendly community. Perfect for first-time buyers or investors! The functional layout features a generous dining area and a large, airy living room, a balcony with an open view of the park, a kitchen with stainless steel appliances, a good-sized bedroom, and a 4-piece bath with excellent counter space. A standout feature is the huge in-suite storage roomâ€”perfect for all your extras, from bikes to seasonal gear. This pet-friendly, professionally managed complex makes life easy by handling exterior maintenance, lawn care, and snow removal. Located just minutes from the recreation Center, Medical labs, restaurants, shops, the LRT, U of A, Anthony Henday, and downtown, this home offers unbeatable value and lifestyle!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465240  |
| Price          | \$115,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 602       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 106 2545 116 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3Z7             |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows, See Remarks |
| Parking   | Stall                                                                                       |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 3                                                           |
| Stories      | 3                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 9th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 9       |
| Zoning         | Zone 16 |
| Condo Fee      | \$343   |

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Listing information last updated on November 18th, 2025 at 4:17pm MST