# \$119,900 - N/A, Edmonton

MLS® #E4429887

### \$119,900

2 Bedroom, 1.00 Bathroom, 811 sqft Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

This corner unit condo offers exceptional value, ideal for first-time buyers or investors. Conveniently located near schools, public transit, Manning Town Centre, and Anthony Henday, it's the perfect spot for easy access to everything. Inside, you'll find plenty of natural light and a spacious layout, with two large bedrooms. The smaller bedroom comfortably fits a king-sized bed, while the larger one includes a walk-through closet and ensuite access to a 4-piece bath. Enjoy extra storage with a hall closet, pantry, and additional balcony unit. The parking stall is right in front, making winter mornings easy, with additional parking available. The condo is well-managed, with fees covering heat and water. Recent updates include new siding and shingles. A healthy reserve fund rounds out this fantastic opportunity!

Built in 1981

## **Essential Information**

MLS® # E4429887

Price \$119,900

Bedrooms 2

Bathrooms 1.00

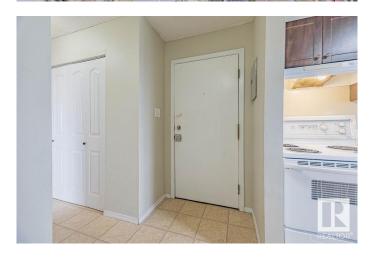
Full Baths 1

Square Footage 811

Acres 0.00







Year Built 1981

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address N/A

Area Edmonton
Subdivision Kirkness
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 2H5

## **Amenities**

Amenities Patio, Storage-In-Suite

Parking Stall

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric

Heating Baseboard, Combination

# 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 9th, 2025

Days on Market 11

Zoning Zone 35

## Condo Fee \$436

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