

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

MLS® #E4455879

**\$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® # E4455879

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    | September 3rd, 2025 |
| Days on Market | 72                  |
| Zoning         | Zone 01             |
| Condo Fee      | \$416               |

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