

## \$299,900 - 2 11841 97 Street, Edmonton

MLS® #E4421449

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Ideal for first-time buyers, students, or investors seeking proximity to Downtown Edmonton and walking convenience to NAIT, Royal Alexandra Hospital, Kingsway Mall, and the LRT. Constructed in 2012, front facing townhouse located in a multifamily 4-Plex offers a 1182 sq.ft of living space plus a finished basement, encompassing 3 bedrooms and 2 full baths for spacious and comfortable living. The kitchen boasts maple cabinetry, stainless steel appliances, a generously sized eating area, and a sizable living room. A complete 4-piece bath is situated on the main floor, while the upper level hosts 3 bedrooms and a second full bath. The principal bedroom includes a large balcony. The finished basement features a large recreational room. Enjoy the convenience of a paved parking stall and a low condo fee in this well-appointed property.

Built in 2012

### Essential Information

MLS® #	E4421449
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,172



Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2 11841 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1Y4

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	78

Zoning	Zone 05
Condo Fee	\$220

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 May 2nd, 2025 at 6:32am MDT