

## \$184,900 - 304 11308 130 Avenue, Edmonton

MLS® #E4452288

### \$184,900

2 Bedroom, 2.00 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

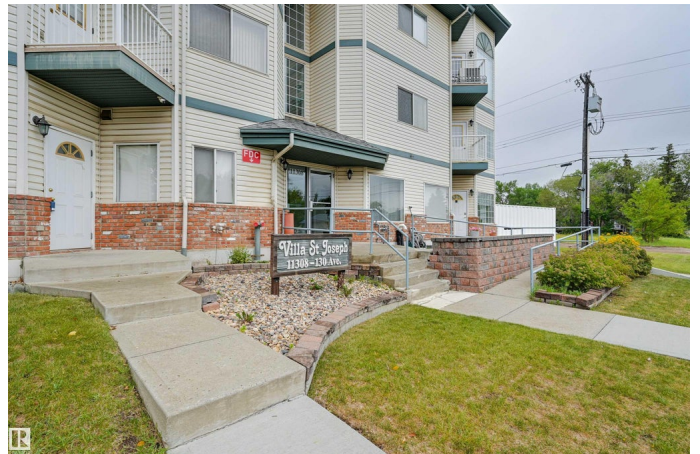
Lauderdale, Edmonton, AB

Welcome home to this spacious TOP FLOOR 1115 sq.ft. 2 bedroom 2 ensuite bathroom condo in VILLA ST. JOSEPH conveniently located close to transportation, Grand Trunk Fitness Centre, shopping & quick access to Downtown. This BRIGHT CORNER UNIT has an open concept layout with the kitchen open to the living area that has vaulted ceilings, a gas fireplace & access to a west facing balcony. The primary suite has a Murphy bed, 4 piece ensuite bathroom, walk-in closet & access to the large west facing balcony. The second bedroom has a 3 piece ensuite with a large walk-in shower, walk-in closet & access to the west facing deck. Laundry/storage room. Included is the fridge, glass top stove, built-in microwave, dishwasher & INSUITE WASHER & DRYER. TANDEM TITLED UNDERGROUND PARKING with room for 2 cars & one storage locker. Visitor parking. This 40+ condo is a great place to call home.

Built in 1997

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452288  |
| Price      | \$184,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,115             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Penthouse         |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 11308 130 Avenue |
| Area        | Edmonton             |
| Subdivision | Lauderdale           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5E 6L2              |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling |
| Parking Spaces | 2                                                                                                                            |
| Parking        | Underground                                                                                                                  |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Mantel, Tile Surround                                                                                               |
| # of Stories      | 3                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Brick, Vinyl                     |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 01          |
| Condo Fee      | \$493            |

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 September 6th, 2025 at 8:17pm MDT