

Courtesy Of Andrea M Gough Of Method Realty

# \$137,500 - 311 18204 93 Avenue, Edmonton

MLS® #E4451087

**\$137,500**

2 Bedroom, 1.50 Bathroom, 947 sqft  
Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Fantastic, turn-key investment opportunity! Immediate cash-flow here, with great tenants in place until May 2026. At almost 950 square feet, this bright and spacious 2-bedroom/1.5 bath unit has tons of living and storage space. Some features include new carpet and fresh paint in 2024, and a large south facing balcony. This building with a strong reserve fund has seen many upgrades over the recent years, such as vinyl siding (2010), windows, patio doors and boiler system (2012), security system (2018) and roof (2023). Add in the quiet location close to schools, West Edmonton Mall and transit routes you will hard pressed to find a better investment option at this price point. Come take a look.

Built in 1979

## Essential Information

MLS® #	E4451087
Price	\$137,500
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	947
Acres	0.00
Year Built	1979



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	311 18204 93 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2V2

### **Amenities**

Amenities	Off Street Parking, Intercom, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Flat
Construction	Wood, Stucco, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	August 3rd, 2025
Days on Market	16

Zoning  
Condo Fee

Zone 20  
\$539



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 August 19th, 2025 at 7:32pm MDT