

# \$120,000 - 9 11255 31 Avenue, Edmonton

MLS® #E4451802

**\$120,000**

2 Bedroom, 1.00 Bathroom, 766 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this beautifully upgraded main-floor condo located in the desirable community of Sweet Grass, Edmonton. This spacious two-bedroom, one-bath unit features a modern open layout with stylish finishes throughout. The kitchen offers updated cabinetry, countertops, and appliances, and the bright living area flows seamlessly to a private patio. Enjoy the convenience of in-suite laundry and plenty of storage space. The building offers fantastic amenities including an indoor pool, fitness centre, and basketball court. Condo fees include all utilities, making this home affordable and low-maintenance. Ideally located with easy access to schools, parks, walking paths, and public transit, this home is perfect for first-time buyers, downsizers, or investors. Move-in ready and full of value!

Built in 1977

## Essential Information

MLS® #	E4451802
Price	\$120,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00



Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9 11255 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V6

### **Amenities**

Amenities	Pool-Indoor, Racquet Courts, Storage-In-Suite
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
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Days on Market	9
Zoning	Zone 16
Condo Fee	\$679

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Listing information last updated on August 16th, 2025 at 12:32pm MDT