

## \$129,900 - 309 11218 80 Street, Edmonton

MLS® #E4464681

**\$129,900**

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

**AFFORDABLE, SPACIOUS, AND IDEALLY LOCATED!** Welcome to this clean and well-maintained 1,000+ sq. ft. condo offering exceptional value and comfort. Featuring two large bedrooms and two full 4-piece baths. The bright and functional layout is perfect for first-time buyers, students, or those looking to downsize. Well-equipped galley kitchen with pantry, dishwasher, fridge, stove, and microwave hood fan. Additionally, it features a large in-suite storage and an in-suite laundry area. The Condo is conveniently located within walking distance to the LRT, Commonwealth Stadium, Concordia University, and Borden Park, with easy access to City Centre, Rogers Place, University of Alberta, Edmonton's River Valley and many other amenities. Move-in ready and affordably priced – this home is a great opportunity to own instead of rent!

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464681  |
| Price          | \$129,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,056     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1995                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 309 11218 80 Street |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 5B4             |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                              |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                                      |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                               |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 4th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 09 |
| Condo Fee      | \$700   |

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Listing information last updated on November 7th, 2025 at 6:32am MST