

# \$119,900 - N/A, Edmonton

MLS® #E4429887

**\$119,900**

2 Bedroom, 1.00 Bathroom, 811 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

This corner unit condo offers exceptional value, ideal for first-time buyers or investors. Conveniently located near schools, public transit, Manning Town Centre, and Anthony Henday, itâ€™s the perfect spot for easy access to everything. Inside, you'll find plenty of natural light and a spacious layout, with two large bedrooms. The smaller bedroom comfortably fits a king-sized bed, while the larger one includes a walk-through closet and ensuite access to a 4-piece bath. Enjoy extra storage with a hall closet, pantry, and additional balcony unit. The parking stall is right in front, making winter mornings easy, with additional parking available. The condo is well-managed, with fees covering heat and water. Recent updates include new siding and shingles. A healthy reserve fund rounds out this fantastic opportunity!

Built in 1981

## Essential Information

MLS® #	E4429887
Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	811
Acres	0.00



Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H5

### **Amenities**

Amenities	Patio, Storage-In-Suite
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	23
Zoning	Zone 35

Condo Fee                \$436

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