

## \$127,000 - 201 2303 119 Street, Edmonton

MLS® #E4430390

**\$127,000**

2 Bedroom, 1.00 Bathroom, 846 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

If you are a first time home buyer or someone looking to downsize or an investor then this charming home is for you! Its' a spacious 2 bedroom south facing corner unit and offers an abundance of natural light. Recently painted in neutral tones the good sized living area provides a fresh and inviting atmosphere. The kitchen boasts newer flooring, stainless steel appliances, an oversized pantry and an eating area. Enjoy the convenience of an in suite full size washer and dryer making laundry days a breeze. An added bonus is additional storage on the balcony. Situated in a prime southside location you'll have easy access to local amenities, shopping centres, schools, highways and public transportation. Parking stall has plug in.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430390  |
| Price          | \$127,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 846       |
| Acres          | 0.00      |
| Year Built     | 1977      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 2303 119 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4E2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 16          |

Condo Fee                    \$566

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 April 30th, 2025 at 9:47pm MDT