

## \$89,900 - 77 11265 31 Avenue, Edmonton

MLS® #E4450730

**\$89,900**

2 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

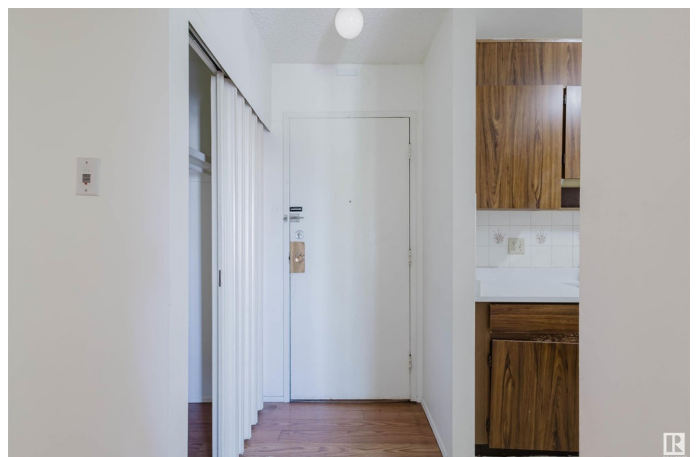
Sweet Grass, Edmonton, AB

Welcome to this TOP FLOOR TWO bedrooms plus ONE bath condo unit nestled in the desirable southside community of Sweet Grass! Open concept layout with great use of space & lots of storage space. BRAND NEW quartz countertops throughout! Living room has laminate flooring w/ access to a very private balcony. The kitchen has loads of cupboards & brand new quartz countertops/sink/faucet. TWO good sized bedrooms and one full bath w/ newer vinyl flooring. One assigned surface parking stall. Professionally managed complex with onsite office and all utilities included in condo fee! Great amenities with an indoor swimming pool, gym, tennis courts, and a convenient on-site daycare facility & Sweet Grass Elementary School is just steps away. Easy access to public transport & shopping. This is a fantastic choice for either first-time buyers or those savvy investors.

Built in 1977

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4450730 |
| Price      | \$89,900 |
| Bedrooms   | 2        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                        |
|----------------|------------------------|
| Square Footage | 767                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 77 11265 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V7            |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Tennis Courts |
| Parking   | Stall                                                                              |
| Has Pool  | Yes                                                                                |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas      |
| # of Stories | 4                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Tar & Gravel                                      |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | SWEET GRASS SCHOOL    |
| Middle     | VERNON BARFORD SCHOOL |
| High       | HARRY AINLAY SCHOOL   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 16          |
| Condo Fee      | \$663            |

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Listing information last updated on August 20th, 2025 at 10:17am MDT