

## \$130,000 - 311 2315 119 Street, Edmonton

MLS® #E4450861

**\$130,000**

2 Bedroom, 1.00 Bathroom, 841 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

BEAUTY in Blue Quill! This top floor, corner unit with 2 large bedrooms, full bath, in-suite laundry and assigned parking spot has it all. The kitchen has lots of storage along with a walk in pantry with a spacious and bright living room with south facing windows. Enjoy the sun on the balcony and the additional storage ensures you have enough space everything. Walking distance to Blackmud Creek Ravine and lots of amenities. Public transit friendly, lots of shopping, and schools all nearby. Perfect location! Excellent choice for first time buyers, those looking for an investment property and more.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450861               |
| Price          | \$130,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 841                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 311 2315 119 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4E2             |

### Amenities

|           |            |
|-----------|------------|
| Amenities | Club House |
| Parking   | Stall      |

### Interior

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

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 16          |
| Condo Fee      | \$566            |

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