

## \$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	1
Zoning	Zone 16
Condo Fee	\$663

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