# \$200,000 - 101 10311 111 Street, Edmonton

MLS® #E4431325

### \$200,000

2 Bedroom, 1.50 Bathroom, 842 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Why rent when you can own? With falling interest rates, MacEwan University's expansion, and a new LRT line coming, now's the perfect time to buy. This well-maintained 2 bed, 1.5 bath main-floor suite with front-facing patio is ideal for investors, first-time buyers, students, professionals, or seniors. The open-concept kitchen, dining, and living area is ready for your personal touch. The spacious primary bedroom features dual walk-through closets, a 4-piece ensuite, and a large window overlooking the patio. The second bedroom has no windowâ€"perfect for a guest room or home office. A 2-piece bath with enclosed laundry/storage, titled underground parking, and a 4x10 storage locker complete the unit. Enjoy downtown perks like great dining, short commutes, and vibrant cultureâ€"all in a quiet, park-surrounded setting. Don't miss out!

Built in 2003

#### **Essential Information**

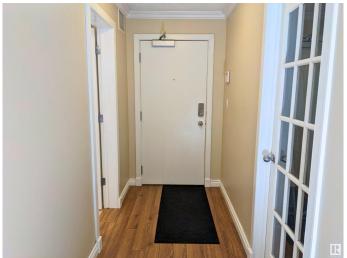
MLS® # E4431325 Price \$200,000

Bedrooms 2

Bathrooms 1.50

Full Baths 1
Half Baths 1







Square Footage 842
Acres 0.00
Year Built 2003

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 101 10311 111 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2Y8

#### **Amenities**

Amenities Exercise Room, Guest Suite, Intercom, Security Door, Social Rooms

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Garburator,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Baseboard, Hot Water, Natural Gas

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 17th, 2025

2

Days on Market

Zoning Zone 12

Condo Fee \$521

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