

## \$178,000 - 11308 130 Avenue, Edmonton

MLS® #E4439696

**\$178,000**

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Condo / Townhouse on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to this beautifully kept 2-BEDROOM, 2 FULL BATHROOM home in Lauderdale. This cozy home offers the perfect blend of comfort and functionality, featuring a unique open-concept layout that seamlessly connects the kitchen to the living room. Thoughtfully designed with everyday convenience in mind, this home includes IN-SUITE LAUNDRY and 1 secure UNDERGROUND parking stall and STORAGE CAGE, adding ease and extra space. Every corner of this home reflects true care and pride of ownership. Whether you're a first-time buyer, downsizing, or simply looking for a peaceful place to call home, this gem is move-in ready and full of charm. Walking distance to Grand Trunk Fitness Centre and extremely close to downtown and many other amenities. This home is a MUST SEE!

Built in 1997

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439696  |
| Price          | \$178,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,083     |
| Acres          | 0.00      |
| Year Built     | 1997      |



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

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11308 130 Avenue |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6L2          |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., No Animal Home, Parking-Visitor, Patio, Secured Parking, Security Door, Vacuum System-Roughed-In, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                                                     |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Glass Door, Insert, Tile Surround                                                                                                   |
| # of Stories      | 3                                                                                                                                   |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                   |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                    |
| Exterior Features | Corner Lot, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                                    |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Lauderdale School      |
| Middle     | St. Cecilia Catholic   |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 01        |
| Condo Fee      | \$487          |

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Listing information last updated on June 16th, 2025 at 3:47am MDT