

## \$259,900 - 119 12111 51 Avenue, Edmonton

MLS® #E4449624

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,299 sqft

Condo / Townhouse on 0.00 Acres

Malmo Plains, Edmonton, AB

Perfect for downsizers, first-time buyers, or investors! Spacious, convenient, and in a prime location! - This 1,300 sq. ft. main floor CORNER unit in desirable Malmo Plains! - easy access to the U of A, Southgate, LRT, & more! Features include a large Primary Suite w/generous closet space, 3-piece ensuite & access to the private patio - plus 2 additional generous sized bedrooms (or 1 and den). The kitchen offers ample cabinetry and a centre Island open to the spacious living/great room host to a cozy gas fireplace & sliding doors to a private patio. A full 4-piece bath & in-suite laundry complete the unit. You'll love all the natural light through this unit.

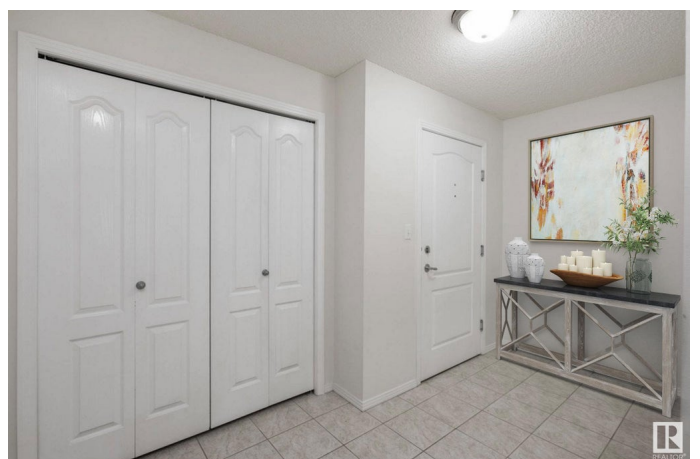
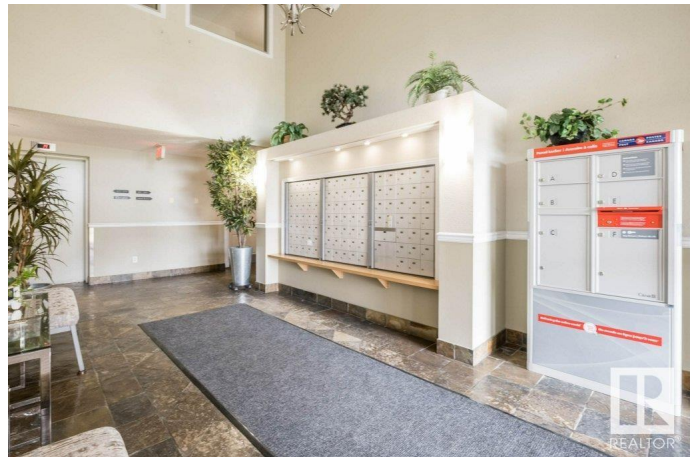
Condo fees include heat, water & sewer. Included is a TITLED, oversized underground stall (13.5' x 21') with storage cage. Enjoy a secure, low-maintenance lifestyle with top-notch amenities: Car Wash Bay, Guest Suite, Fitness Centre & Social Room. The complete envelope replacement now showcases stunning colors and a refreshed, contemporary curb appeal.

Built in 2004

### Essential Information

MLS® # E4449624

Price \$259,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,299                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119 12111 51 Avenue |
| Area        | Edmonton            |
| Subdivision | Malmo Plains        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 6A3             |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Storage-Locker Room, Workshop |
| Parking Spaces | 1                                                                                                     |
| Parking        | Heated, Over Sized, Parkade, Underground                                                              |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | In Floor Heat System, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                                      |
| Fireplaces        | Glass Door                                                                                               |
| # of Stories      | 5                                                                                                        |
| Stories           | 1                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | None, No Basement                                                                                        |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                              |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Hardie Board Siding                                                              |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 15         |
| Condo Fee      | \$601           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 6:17pm MDT