

## \$85,000 - 22 11265 31 Avenue, Edmonton

MLS® #E4466044

**\$85,000**

1 Bedroom, 1.00 Bathroom, 623 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Amazing opportunity to own a spacious studio suite close to public transit, schools, malls, restaurants, and more! This unit features a large living space, a 4pc bathroom, an outdoor parking stall, & covered balcony. Updates include carpet, countertops, electric stove, paint, vinyl windows & patio door. Condo Fees include electricity, heat, water, & waste. The complex has onsite property management, an onsite daycare, outdoor tennis & basketball court, keyless entry, exercise room, indoor pool, and security cameras. Thinking of becoming an investor? You also have the option to enter into a rental pool managed by the property management. The furniture is also INCLUDED (purchased last year): dresser, mattress, adjustable bed frame, couch, side tables, kitchen dining table & kitchen chairs. The complex is surrounded by green space and is minutes from both Century Park & Southgate Transit Stations providing easy access throughout the city. This home is a great opportunity and available for quick possession!

Built in 1977

### Essential Information

|        |          |
|--------|----------|
| MLS® # | E4466044 |
| Price  | \$85,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 623                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 11265 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V7            |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Security Door, Tennis Courts, Rental Pool Option |
| Parking Spaces | 1                                                                                                                                                                         |
| Parking        | Stall                                                                                                                                                                     |
| Has Pool       | Yes                                                                                                                                                                       |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Furniture Included, 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, Brick, Vinyl                                                    |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Level Land, Paved |

Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Sweet Grass, Greenfield    |
| Middle     | Vernon Barford/DS MacKenzi |
| High       | Harry Ainlay               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 16             |
| Condo Fee      | \$521               |

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Listing information last updated on November 18th, 2025 at 4:02am MST