

## **\$114,900 - 61 11255 31 Avenue, Edmonton**

---

MLS® #E4444613

**\$114,900**

3 Bedroom, 1.50 Bathroom, 942 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Come see this rare 3 bedroom, 1.5 bathroom condo in the mature area of Sweet Grass. Features of this condo building include an indoor pool, exercise room and an outdoor basketball, tennis court and daycare. All utilities are included with these condo fees except for internet and cable. Condo is on the top floor as well as a corner unit. Large storage room to store your things. Great view from all windows overlooking a large open greenspace. Perfect location for anyone studying at U of A or working downtown. Quick access to Southgate or Century Park LRT, Whitemud Drive, Anthony Henday. Also has excellent bus transit service at front entrance. There are a choice of schools in the area with Sweetgrass Elementary School being just a short block away.



Built in 1977

### **Essential Information**

MLS® #	E4444613
Price	\$114,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	942
Acres	0.00

Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	61 11255 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V6

### Amenities

Amenities	Intercom, Pool-Indoor, Security, Vinyl Windows
Parking Spaces	1
Parking	Stall
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Refrigerator, Stove
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	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information



Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 16
Condo Fee	\$811



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 July 3rd, 2025 at 6:32am MDT