

# \$144,900 - 202 11325 103 Avenue, Edmonton

MLS® #E4448870

**\$144,900**

1 Bedroom, 1.00 Bathroom, 611 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Looking for your first home? This beautifully renovated 1-bedroom condo is ready to welcome you! Overlooking scenic Kitchener Park with a sunny west view, this home is bright, inviting, and move-in ready so you can settle in without a worry. Large windows fill the space with natural light, and the wonderful balcony is the perfect spot to relax, sip coffee, or watch the sunset. Youâ€™ll love the modern kitchen featuring new cabinets, counters, appliances, and backsplash, along with a fresh, bright bathroom with crisp white tile and flooring. The generous bedroom also overlooks the park, creating a peaceful retreat. Practical touches like in-suite laundry, ample storage, and the closest parking stall to the front door make daily life easy. With shops, coffee, groceries, and restaurants just a block away, this home blends comfort, convenience, and valueâ€”making homeownership closer than you think! Exceptional value is being offered so do not sit this one out!

Built in 1971

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448870  |
| Price     | \$144,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 611                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 11325 103 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0S3              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home |
| Parking Spaces | 1                                |
| Parking        | Stall                            |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                        |
| # of Stories | 4                                                                                                             |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                    |
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                                                   |
| Construction      | Wood, Brick                                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 20th, 2025  
Days on Market                50  
Zoning                              Zone 12  
Condo Fee                        \$454

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