

## \$164,900 - 318 5005 31 Avenue, Edmonton

MLS® #E4460407

**\$164,900**

2 Bedroom, 2.00 Bathroom, 778 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Discover top-floor living in this bright and airy 2-bedroom, 2-bath condo, lovingly maintained by its original owner. Bathed in natural light with a sunny west-facing exposure, this home welcomes you with warm neutral tones, upgraded laminate flooring, and sleek ceramic tile. The galley-style kitchen is both stylish and functional, featuring stainless steel appliances that complement the open dining and living area. Step onto the large private balcony to enjoy evening sunsets or morning coffee in peace. Both bedrooms are generously sized, with the primary offering a full ensuite and walkthrough closet for added convenience. Low condo fees—including heat and water—make ownership easy, while the unbeatable location puts you within walking distance to Grey Nuns Hospital, Mill Woods Rec Centre, the Transit Centre, and nearby parks. A rare top-floor gem with modern touches and everyday practicality—this is the condo you’ve been waiting for! Some images are virtually staged.

Built in 1992

### Essential Information

MLS® # E4460407

Price \$164,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 778                    |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 318 5005 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6S6            |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 1                                                       |
| Parking        | Stall                                                   |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                  |
| # of Stories      | 3                                                                       |
| Stories           | 1                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |

Foundation                Concrete Perimeter

**School Information**

Elementary                Weinlos School  
Middle                      Kate Chegwin School  
High                        W.P. Wagner School

**Additional Information**

Date Listed                October 2nd, 2025  
Days on Market        21  
Zoning                      Zone 29  
Condo Fee                \$361

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