

\$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	2
Zoning	Zone 16
Condo Fee	\$521

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 November 19th, 2025 at 4:47am MST