

Courtesy Of Cassie D Krawec Of RE/MAX River City

# \$119,900 - N/A, Edmonton

MLS® #E4429887

**\$119,900**

2 Bedroom, 1.00 Bathroom, 811 sqft  
Condo / Townhouse on 0.00 Acres

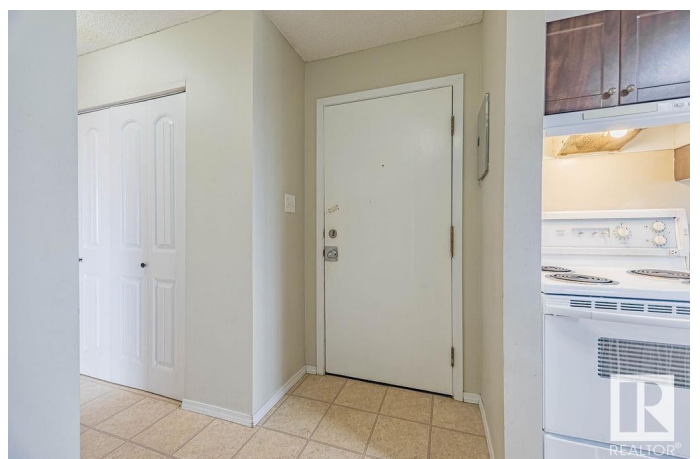
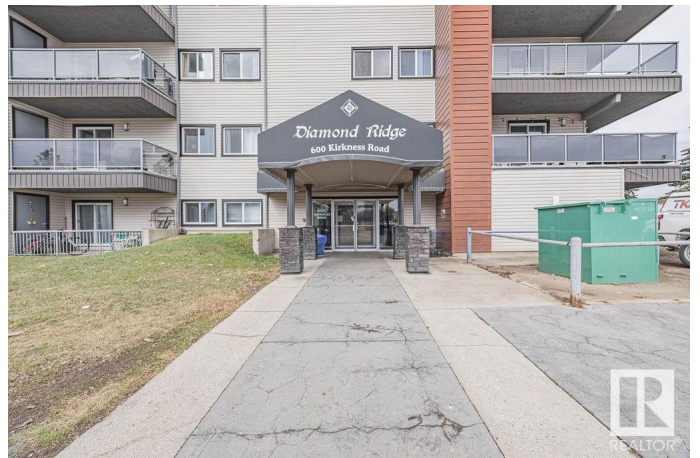
Kirkness, Edmonton, AB

This corner unit condo offers exceptional value, ideal for first-time buyers or investors. Conveniently located near schools, public transit, Manning Town Centre, and Anthony Henday, it's the perfect spot for easy access to everything. Inside, you'll find plenty of natural light and a spacious layout, with two large bedrooms. The smaller bedroom comfortably fits a king-sized bed, while the larger one includes a walk-through closet and ensuite access to a 4-piece bath. Enjoy extra storage with a hall closet, pantry, and additional balcony unit. The parking stall is right in front, making winter mornings easy, with additional parking available. The condo is well-managed, with fees covering heat and water. Recent updates include new siding and shingles. A healthy reserve fund rounds out this fantastic opportunity!

Built in 1981

## Essential Information

MLS® #	E4429887
Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	811
Acres	0.00



Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H5

### **Amenities**

Amenities	Patio, Storage-In-Suite
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Combination
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	11
Zoning	Zone 35

Condo Fee            \$436

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Listing information last updated on April 20th, 2025 at 12:32am MDT