

# \$89,000 - 24 11245 31 Avenue, Edmonton

MLS® #E4429203

**\$89,000**

3 Bedroom, 1.50 Bathroom, 1,063 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Spacious 3 Bedroom, 1.5 Bath Condo with Over 1,000 SqFt of Living Space! Located on the second floor of Building B in Fairways South, this bright and roomy unit features a southeast-facing balcony and offers incredible value. Ideal for investors or first-time buyers with a growing family. The unit needs some TLC and is priced accordingly—an excellent opportunity to add your personal touch and build equity. Nestled in the mature neighborhood of Sweet Grass, just steps from schools, parks, public transit, and only minutes—walk to Century Park LRT and surrounding amenities. Don't miss out on this well-located, family-friendly gem!

Built in 1977

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429203          |
| Price          | \$89,000          |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,063             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 24 11245 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V5            |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Pool-Indoor, Security Door, Tennis Courts, See Remarks |
| Parking   | Stall, Tandem  |
| Has Pool  | Yes  |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom             |
| Appliances        | Refrigerator, Stove-Electric |
| Heating           | Hot Water, Water             |
| # of Stories      | 4                            |
| Stories           | 1                            |
| Has Basement      | Yes                          |
| Basement          | None, No Basement            |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 16         |

Condo Fee            \$931

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Listing information last updated on April 15th, 2025 at 7:17am MDT