

## **\$279,000 - 22 11111 26 Avenue, Edmonton**

---

MLS® #E4430529

**\$279,000**

3 Bedroom, 1.50 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

COMMUTER'S DREAM in Blue Quill. LRT at Your Doorstep + WALKABLE LOCATION. If location is everythingâ€™this oneâ€™™s a fabulous find! With the LRT just steps from your backyard, getting to work or school couldnâ€™™t be easier. Add in a SKY-HIGH WALKSCORE and you're set up for CONVENIENT CITY LIVING with shops, services, and transit all within reach. This end-unit, DUPLEX-STYLE townhouse offers extra privacy and TWO PARKING STALLS right outside your front doorâ€™no more parking hassles! Inside, you'll find 3 spacious bedrooms, 1.5 baths, and a FULLY FINISHED BASEMENTâ€™plenty of room whether you're starting out, downsizing, or investing. The home has been NICELY RENOVATED and very well maintained, so you can move right in and start enjoying it. Plus, the east-facing backyard is the perfect spot for morning coffee or summer evenings outside. Whether you're a commuter, a first-time buyer, or looking for an affordable home in a PRIME LOCATIONâ€™this oneâ€™™s a must-see!



Built in 1982

### **Essential Information**

MLS® #                      E4430529

Price                        \$279,000

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 11111 26 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5M7

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Sweet Grass
Middle	Vernon Barford
High	Harry Ainlay

### Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	Zone 16
Condo Fee	\$314

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 April 20th, 2025 at 1:17pm MDT