

# \$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	5
Zoning	Zone 16

Condo Fee            \$931

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