

## **\$204,900 - 301 12205 111 Avenue, Edmonton**

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MLS® #E4423849

### **\$204,900**

2 Bedroom, 2.00 Bathroom, 1,198 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

WESTMOUNT is calling! You will LOVE living so close to everything fun in Edmonton! With some of the best restaurants and trendy shopping right around the corner on 124th St, this is the best part of urban living. This unit is beautiful and spacious. Great for entertaining with a big kitchen, cozy fireplace in the living room, awesome NW facing deck/balcony, and it's a corner end unit so you get tons of extra windows and light. Bedrooms are on complete opposite ends making it great for privacy and sharing, primary suite is abundant and quiet. Two full baths, in-suite laundry plus, Close to NAIT, Grant Macewan, Royal Alex Hospital, Brewery & Ice District, & the river valley. Perfect for students, professionals, retirees and investors. Building has new ELEVATOR and many other upgrades.



Built in 1992

### **Essential Information**

MLS® #	E4423849
Price	\$204,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	0.00
Year Built	1992

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

### Community Information

Address	301 12205 111 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2N2

### Amenities

Amenities	Off Street Parking, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Secured Parking, Security Door
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	73

Zoning	Zone 07
Condo Fee	\$499

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Listing information last updated on May 16th, 2025 at 4:17pm MDT