

## \$89,900 - 77 11265 31 Avenue, Edmonton

MLS® #E4432383

**\$89,900**

2 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this TOP FLOOR TWO bedrooms ONE bath condo unit nestled in the desirable southside community of Sweet Grass! Open concept layout with great use of space & lots of storage closets. Cozy living room has laminate flooring & a very private balcony. Good sized kitchen has loads of cupboards & counter space connecting to the dining room. TWO good sized bedrooms and one full bath w/ newer vinyl flooring. One assigned surface parking stall. Professionally managed complex with onsite office and all utilities included in condo fee! Great amenities with an indoor swimming pool, gym, tennis courts, and better yet, Moreover, a convenient on-site daycare facility & Sweet Grass Elementary School is just steps away. Easy access to public transport & shopping. This is a fantastic choice for either first-time buyers or those savvy investors.

Built in 1977

### Essential Information

MLS® #	E4432383
Price	\$89,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767



Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	77 11265 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V7

### **Amenities**

Amenities	Exercise Room, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Tennis Courts
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	SWEET GRASS SCHOOL
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Middle	VERNON BARFORD SCHOOL
High	HARRY AINLAY SCHOOL

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	63
Zoning	Zone 16
Condo Fee	\$663

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