

# **\$170,000 - 302 12205 111 Avenue, Edmonton**

MLS® #E4438577

**\$170,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

**INCREDIBLE LOCATION ~ MODERN LAYOUT ~ SMART INVESTMENT** - Location is everything when choosing a great home and a great investment. The Andorra is a newer condo for the area, minutes from NAIT, Kingsway Mall, the Kingsway LRT station, and best of all, just a short walk to the 124th restaurant district. Right outside your door is Linear Park and Grads Park, a beautiful park to walk that leads you right to the Brewery District and Unity Square Shopping Mall where you will find everything you need, plus some great restaurants. This home is attractive for so many reasons, at almost 1200 sqft, an amazing layout, large windows flooding the home with natural light and in suite laundry. The energy is excellent and inviting, and it's all of those things that make this home a great investment. 2 bedrooms and 2 full bathrooms makes this home perfect for roommate's, guests and simply gives you more options. There's a modern kitchen with tons of cabinet and counter space and so much more. Hurry your new home awaits!

Built in 1992

## **Essential Information**

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Price \$170,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 12205 111 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2N2

### Amenities

Amenities	Deck
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Brick
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	86
Zoning	Zone 07
Condo Fee	\$774

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