

\$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 accordinglyâ€”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 minutesâ€™ walk to Century Park LRT and surrounding amenities. Donâ€™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 | 16 |
| Zoning | Zone 16 |

Condo Fee \$931

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Listing information last updated on April 20th, 2025 at 5:32pm MDT