

# **\$289,900 - 401 12111 51 Avenue, Edmonton**

MLS® #E4434906

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Condo / Townhouse on 0.00 Acres

Malmo Plains, Edmonton, AB

Welcome to this 1175 sq.ft executive condo with SPECTACULAR DOWNTOWN VIEWS!! This spacious 2 bedroom unit has 9 FOOT CEILINGS, laminate floors throughout, large windows enjoying spectacular views, A/C, in-suite storage/laundry, and more! Huge island kitchen with plenty of cabinets and countertops. Large comfortable living and dining area that enjoy city/nature views plus cozy with its gas fireplace. Relax to the University farm/city views on the deck w/ gas outlet. Large primary bedroom features walk thru closets and full ensuite. Second bedroom, full bath AND storage/laundry room complete this beautiful condo. This unit has the BEST/LARGEST heated underground parking stalls in the complex complete with secure storage room in front PLUS car wash bay! This complex has many amenities including a social room, fitness area, guest suite, and two elevators! Prime location just minutes from the Southgate Mall, LRT, walking trails & U of A! Welcome home:)

Built in 2004

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4434906  |
| Price    | \$289,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,172                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401 12111 51 Avenue |
| Area        | Edmonton            |
| Subdivision | Malmo Plains        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 6A3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Social Rooms, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Tile Surround   |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Stone, Hardie Board Siding |
|----------|----------------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 13            |
| Zoning         | Zone 15       |
| Condo Fee      | \$556         |

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Listing information last updated on May 20th, 2025 at 3:47pm MDT