

## **\$123,800 - 408 18204 93 Avenue, Edmonton**

MLS® #E4446844

**\$123,800**

1 Bedroom, 1.00 Bathroom, 695 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Top floor spacious apartment with amazing view and nice balcony Beautifully & freshly renovated! Brand new high quality flooring, all through the apartment, new baseboards, nicely and newly painted all over the place. Attention investors! Great opportunity! WEM block away/ Walking distance to WEST EDMONTON MALL! The quiet top floor, comes with a parking install. This spacious apartment at the top floor has a rare amazing city view. Tons of natural light, Nice kitchen with pantry, huge living space and a huge primary bedroom. Located near to shopping, public transportation, schools, playgrounds and countless other amenities. Perfect for any investor or first time buyer. Excellent Belmead location! Positive cash flow for investor, or cheaper than rent for first time buyer. 1Bedroom , large closet, full bath, extra privacy door for separating the bedroom& bathroom area.

Built in 1979

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4446844  |
| Price      | \$123,800 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 695                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 408 18204 93 Avenue |
| Area        | Edmonton            |
| Subdivision | Belmead             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 4K6             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water                                            |
| # of Stories | 4                                                           |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                                                           |
| Construction      | Wood, Stucco                                                           |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 9th, 2025 |
|-------------|----------------|

Days on Market     42  
Zoning                Zone 20  
Condo Fee           \$398



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