

# \$114,000 - 58 11255 31 Avenue, Edmonton

MLS® #E4462290

**\$114,000**

2 Bedroom, 1.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Bright and beautifully UPDATED END-UNIT CONDO in a desirable southwest community! This spacious 2-bedroom home offers a functional layout with generous living areas, in-suite storage, and abundant natural light from large southwest-facing windows. Recent renovations include modern vinyl plank flooring, refreshed kitchen with updated cabinets, countertops, subway tile backsplash and appliances, as well as an refurbished 4-pc bath with newer vanity and fixtures. Additional improvements include new paint, doors, casings and baseboards. The well-managed complex has also received extensive updates such as vinyl windows, maintenance-free balconies, refreshed exterior finishes and a newer roof. Residents enjoy great amenities including a recently renovated indoor pool & fitness room, tennis courts, and on-site daycare. Conveniently located near the LRT, shopping, schools, parks, and with quick access to downtown, the U of A, and the airport. A must-see for first-time buyers or investors!

Built in 1977

## Essential Information

MLS® # E4462290

Price \$114,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 58 11255 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V6            |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Pool-Indoor, Security Door, Storage-In-Suite, Tennis Courts, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                 |
| Parking        | Stall                                                                                                                                             |
| Has Pool       | Yes                                                                                                                                               |

### Interior

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

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | SBS Roofing System                       |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 16            |
| Condo Fee      | \$663              |

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Listing information last updated on November 4th, 2025 at 3:17am MST