

## **\$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

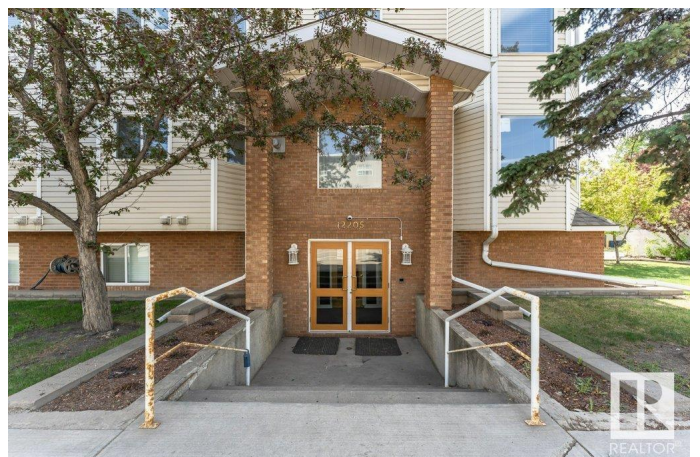
**INCREDIBLE LOCATION ~ MODERN LAYOUT ~ SMART INVESTMENT** - Location is everything when choosing a great home and a great investment. The Andorra is a newer condo for the area, minutes from NAIT, Kingsway Mall, the Kingsway LRT station, and best of all, just a short walk to the 124th restaurant district. 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**

MLS® # E4438577

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 | 76             |
| Zoning         | Zone 07        |
| Condo Fee      | \$774          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 9th, 2025 at 11:47pm MDT