

## **\$169,000 - 302 12205 111 Avenue, Edmonton**

MLS® #E4438577

**\$169,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

**LOW \$/SQFT~INCREDIBLE LOCATION ~ SMART INVESTMENT** - Location is everything when choosing a great home and 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 walk that leads you right to the Brewery District and Unity Square Mall where you will find everything you need, plus some great restaurants. This home is attractive for many reasons. It is one of the lowest \$/sqft and at almost 1200 sqft, a great layout, large windows that flood the home with natural light and in suite laundry. The energy is excellent and inviting. All of those things make this home a great investment. 2 bedrooms, 2 full bathrooms makes this home perfect for roommate's, guests or a home office. There's a modern kitchen with tons of cabinet and counter space and so much more. Hurry your new home awaits!

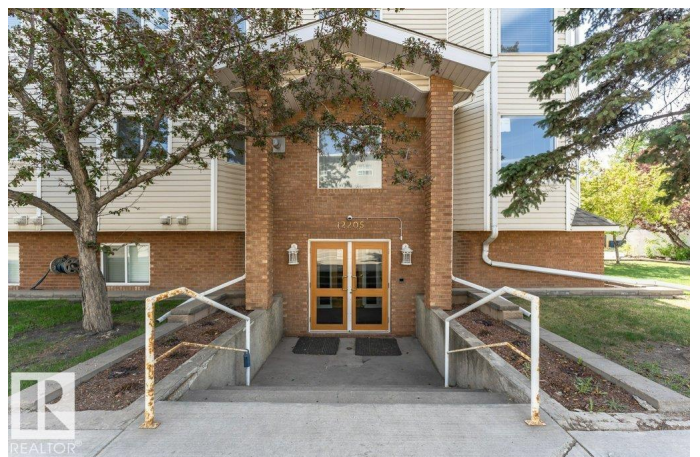
Built in 1992

### **Essential Information**

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Price \$169,000

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 | 116            |
| Zoning         | Zone 07        |
| Condo Fee      | \$774          |

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Listing information last updated on September 19th, 2025 at 9:32am MDT