

\$169,000 - 2305 11214 80 Street, Edmonton

MLS® #E4439481

\$169,000

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to your ideal new home! This spacious 2 bed, 2 bath condo on the 3rd floor offers a thoughtfully designed open-concept layout, perfect for both comfortable living and entertaining. The two bedrooms are located on opposite sides of the unit, providing excellent privacy. The primary bedroom boasts a walk-through closet leading to a 4-piece ensuite, while the second bedroom is conveniently located near another full 4-piece bathroomâ€”great for guests or roommates. The open kitchen, dining, and living areas flow seamlessly together, and the large balcony is perfect for summer eveningsâ€”plus, BBQs are allowed! You'll also enjoy the convenience of in-suite laundry. All utilities are covered with the condo fee and peace of mind in a secure, modern building with gated parking. Location is everythingâ€”this condo is just minutes from the LRT, River Valley trails, shopping, and major post-secondary campuses. Condo fees include electricityâ€”making this opportunity even more appealing.

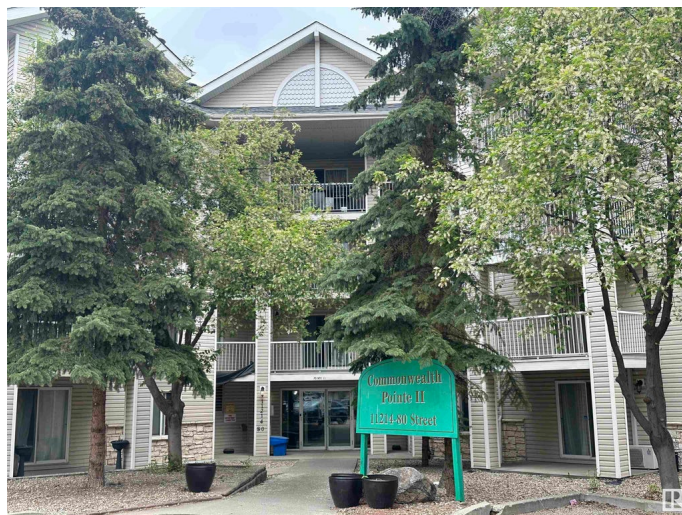
Built in 2005

Essential Information

MLS® # E4439481

Price \$169,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 850 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2305 11214 80 Street |
| Area | Edmonton |
| Subdivision | Cromdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 4X5 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Parkade, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Gated Community, Low Maintenance Landscape, Playground |

| | |
|--------------|---|
| | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 66 |
| Zoning | Zone 09 |
| Condo Fee | \$529 |

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Listing information last updated on August 4th, 2025 at 4:32am MDT