

\$198,800 - 9 18305 89 Avenue, Edmonton

MLS® #E4448406

\$198,800

3 Bedroom, 2.00 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Welcome to your dream home in the vibrant Belmead neighborhood! This spacious 1,006 sq ft, 3-bedroom, 1.5-bathroom condo offers modern comfort and convenience, perfect for families, professionals, or downsizers. Move-in ready, this well-maintained residence is located just minutes from West Edmonton Mall, schools, and beautiful parks. Step inside to a bright, open-concept living area featuring a cozy electric fireplace and wall-mounted TV, ideal for relaxing or entertaining. The kitchen flows seamlessly into the living space, perfect for gatherings. Enjoy a large laundry room, a finished basement for extra living or storage space, and a fenced private yard backing onto a serene greenbelt for added tranquility. This very well-managed building has condo fees that include heat and water, with a roof only 4 years old for peace of mind. Includes 1 parking stall with power with more available at \$30 per month. The option to purchase partially furnished makes this home truly turnkey, with immediate possession.

Built in 1976

Essential Information

MLS® #	E4448406
Price	\$198,800
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	9 18305 89 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X2

Amenities

Amenities	No Smoking Home, Parking-Visitor, Recreation Room/Centre
Parking	No Garage, Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	15
Zoning	Zone 20
Condo Fee	\$599

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Listing information last updated on August 1st, 2025 at 6:02pm MDT