

## \$125,000 - 405 18204 93 Avenue, Edmonton

MLS® #E4425033

**\$125,000**

2 Bedroom, 1.50 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Huge 2 bedroom TOP FLOOR condo with long-term tenants who want to stay. (Current Rent: \$1,100/month.) The living room is currently being used as a plant sanctuary, and the dining area has their couch (as this is how they like it), but you can see the functional layout as soon as you enter the unit. There is also a storage room for the unit and laundry on each floor of the building. This is great turn-key investment and ready for your portfolio!

Built in 1979

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4425033               |
| Price          | \$125,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 946                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 405 18204 93 Avenue |
| Area        | Edmonton            |
| Subdivision | Belmead             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2V2             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage-Locker Room |
| Parking   | Stall  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                       |
| Appliances        | Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Water                       |
| # of Stories      | 4                                      |
| Stories           | 1                                      |
| Has Basement      | Yes                                    |
| Basement          | None, No Basement                      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 20          |
| Condo Fee      | \$557            |

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