

\$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 bathroom—great for guests or roommates. The open kitchen, dining, and living areas flow seamlessly together, and the large balcony is perfect for summer evenings—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 everything—this condo is just minutes from the LRT, River Valley trails, shopping, and major post-secondary campuses. Condo fees include electricity—making this opportunity even more appealing.

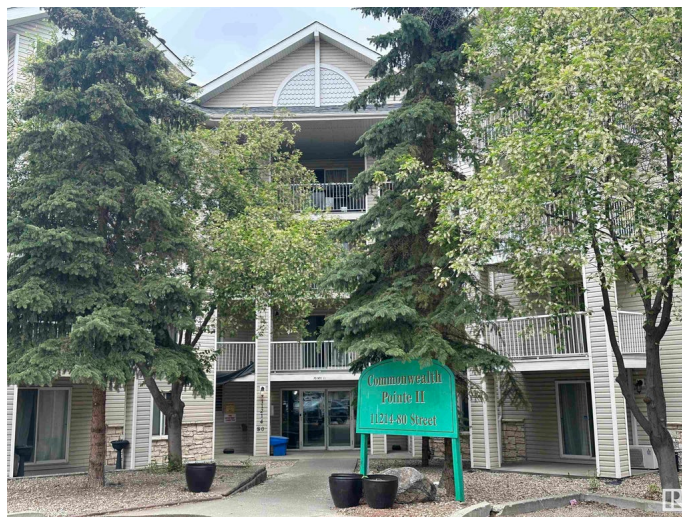
Built in 2005

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	17
Zoning	Zone 09
Condo Fee	\$529

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Listing information last updated on June 16th, 2025 at 10:17am MDT