

## \$89,000 - 32 11265 31 Avenue, Edmonton

MLS® #E4447605

**\$89,000**

2 Bedroom, 1.00 Bathroom, 754 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

**\*Investor Alert\* \*First Time Home Buyer Alert\***

Welcome to the Sweet Grass Community and the Fairways South Condo. Unit 32C was recently updated 2 bed 1 bath condo includes updated carpet and linoleum, bathroom updates and paint throughout the suite. Start your day off with great scenery outside of your large balcony, where you will be greeted by a large Elm Tree and a view of the city! Building Amenities include Gym, Swimming Pool, Tennis Court. Conveniently located near South Edmonton Common, Anthony Henday and Calgary Trail

Built in 1977

### Essential Information

MLS® #	E4447605
Price	\$89,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	32 11265 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V7

## Amenities

Amenities	Detectors Smoke, Intercom, Parking-Visitor, Recreation Room/Centre
Parking	Stall

## Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 14th, 2025
Days on Market	13
Zoning	Zone 16
Condo Fee	\$679

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Listing information last updated on July 26th, 2025 at 10:47pm MDT