

## \$114,000 - 306 2545 116 Street, Edmonton

MLS® #E4458870

**\$114,000**

1 Bedroom, 1.00 Bathroom, 628 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

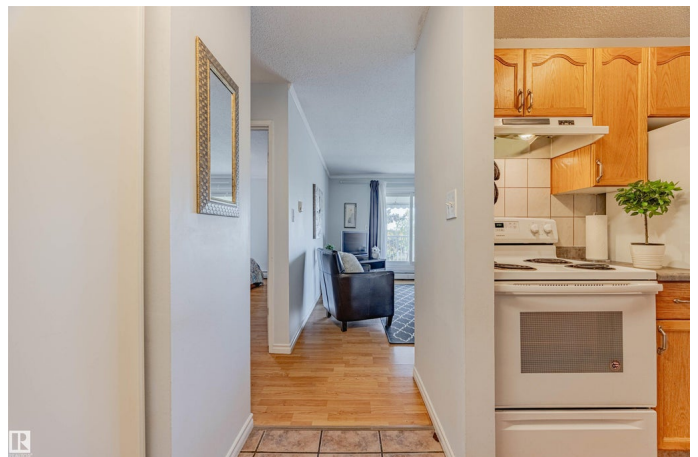
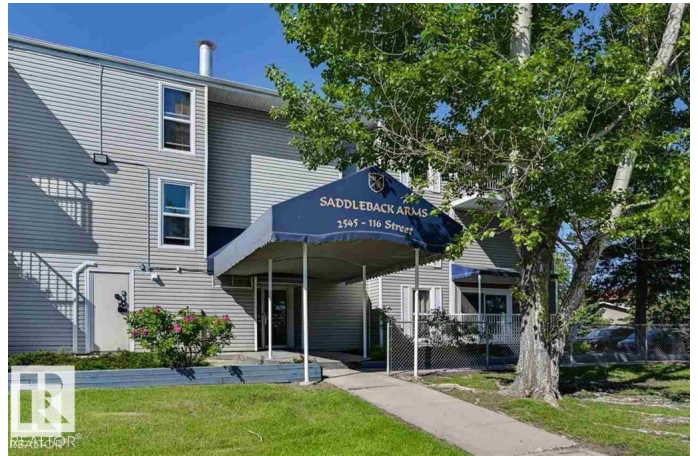
Super location with a park view, Move-In Ready or Investment Opportunity Welcome to this bright and spacious one-bedroom condo in a quiet, well-managed building with LOW CONDO FEES. Perfect for first-time buyers, downsizers, or investors—this unit is move-in ready, or easily rentable. Enjoy a thoughtfully designed living space featuring a sun-filled layout with large windows and a private balcony overlooking a peaceful park, well-maintained, with fresh paint and upgraded plumbing (2024). The building has seen recent upgrades, including Newer balconies, windows, and a roof, ensuring long-term peace of mind, and an assigned parking stall with a plug-in for your convenience. It is situated in a prime location with direct access to the University of Alberta, Whitemud Drive, and the Anthony Henday. Just steps from public transit, LRT, shopping, medical services, the Century Park Rec Centre, and scenic walking trails. A rare opportunity to own a well-maintained top-floor suite in a super location.

Built in 1977

### Essential Information

MLS® # E4458870

Price \$114,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 628                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 2545 116 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3Z7             |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Stall                                                       |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                     |
| # of Stories | 3                                                                                          |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 22nd, 2025  
Days on Market                46  
Zoning                              Zone 16  
Condo Fee                        \$333

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