

# \$119,900 - N/A, Edmonton

MLS® #E4429887

**\$119,900**

2 Bedroom, 1.00 Bathroom, 811 sqft  
Condo / Townhouse on 0.00 Acres

Kirkness, Edmonton, AB

This corner unit condo offers exceptional value, ideal for first-time buyers or investors. Conveniently located near schools, public transit, Manning Town Centre, and Anthony Henday, itâ€™s the perfect spot for easy access to everything. Inside, you'll find plenty of natural light and a spacious layout, with two large bedrooms. The smaller bedroom comfortably fits a king-sized bed, while the larger one includes a walk-through closet and ensuite access to a 4-piece bath. Enjoy extra storage with a hall closet, pantry, and additional balcony unit. The parking stall is right in front, making winter mornings easy, with additional parking available. The condo is well-managed, with fees covering heat and water. Recent updates include new siding and shingles. A healthy reserve fund rounds out this fantastic opportunity!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429887  |
| Price          | \$119,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 811       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Kirkness |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5Y 2H5  |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Patio, Storage-In-Suite |
| Parking   | Stall                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Combination                            |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 35         |

Condo Fee                \$436

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Listing information last updated on May 1st, 2025 at 10:03am MDT