

**\$136,888 - 403 11218 80 Street, Edmonton**

MLS® #E4433754

**\$136,888**

2 Bedroom, 1.00 Bathroom, 937 sqft  
Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Top-floor gem alert! This bright and airy 2 bed, 1 bath condo offers the perfect blend of comfort and convenience. Soak in stunning city views from your private balcony, while enjoying peace and quiet above it all. Just steps from shopping, dining, Commonwealth Stadium, and with unbeatable walkability, youâ€™re always at the heart of the action. Commuting is a breeze with nearby transit access, whether you're heading downtown or exploring the city. Freshly updated and move-in ready, this stylish space is perfect for first-time buyers, savvy investors, or anyone craving an urban lifestyle without the noise.

Built in 1995

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433754               |
| Price          | \$136,888              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 937                    |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 403 11218 80 Street |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4V9             |

## Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Storage-In-Suite |
| Parking   | Stall                                 |

## Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Water                                                                   |
| # of Stories | 4                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

## Exterior

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

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 09       |
| Condo Fee      | \$613         |

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