

\$89,900 - 28 11255 31 Avenue, Edmonton

MLS® #E4462681

\$89,900

2 Bedroom, 1.00 Bathroom, 838 sqft
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to Sweet Grass—where potential and location meet! This bright and spacious 2-bedroom, 1-bath condo offers an incredible opportunity in a quiet, family-friendly neighbourhood backing onto schools and parks. Enjoy a north-facing private balcony that offers both shade and privacy. The building features amazing amenities including a pool, gym, basketball courts, and an on-site daycare—everything you need right at home! With lots of street parking and condo fees that cover ALL UTILITIES, it’s worry-free living at its best. Ideally located within walking distance to Century Park LRT and transit, close to shopping, and just minutes from Whitemud Drive and Anthony Henday. A great place to call home—or a smart addition to your investment portfolio!



Built in 1977

Essential Information

MLS® #	E4462681
Price	\$89,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.00
Year Built	1977

Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	28 11255 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V6

Amenities

Amenities	Deck, Parking-Extra, Parking-Visitor, Patio, Pool-Indoor, Racquet Courts, Vinyl Windows
Parking Spaces	1
Parking	Stall
Has Pool	Yes

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, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	SBS Roofing System
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 18th, 2025
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Days on Market	4
Zoning	Zone 16
Condo Fee	\$678

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