

## \$160,000 - 2305 11214 80 Street, Edmonton

MLS® #E4439481

**\$160,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to your ideal new home! This spacious 2 bed, 2 bath condo on the 3rd floor offers a thoughtfully designed open-concept layout, perfect for both comfortable living and entertaining. The two bedrooms are located on opposite sides of the unit, providing excellent privacy. The primary bedroom boasts a walk-through closet leading to a 4-piece ensuite, while the second bedroom is conveniently located near another full 4-piece bathroom—great for guests or roommates. The open kitchen, dining, and living areas flow seamlessly together, and the large balcony is perfect for summer evenings—plus, BBQs are allowed! You'll also enjoy the convenience of in-suite laundry. All utilities are covered with the condo fee and peace of mind in a secure, modern building with gated parking. Location is everything—this condo is just minutes from the LRT, River Valley trails, shopping, and major post-secondary campuses. Condo fees include electricity—making this opportunity even more appealing.

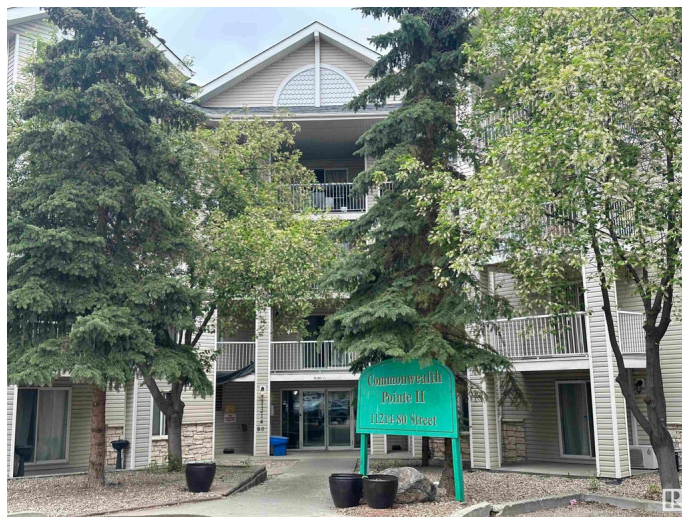
Built in 2005

### Essential Information

MLS® # E4439481

Price \$160,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2305 11214 80 Street |
| Area        | Edmonton             |
| Subdivision | Cromdale             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 4X5              |

### Amenities

|                |                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                                    |
| Parking        | Parkade, Stall                                                                                                                                                                                       |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 4                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Gated Community, Low Maintenance Landscape, Playground |

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 09        |
| Condo Fee      | \$529          |

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Listing information last updated on August 6th, 2025 at 1:02pm MDT