

## \$149,900 - 403 8117 114 Ave, Edmonton

MLS® #E4430466

**\$149,900**

2 Bedroom, 1.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Are you a first-time buyer or searching for the perfect investment property? Look no further! This bright and inviting top-floor corner unit features an open-concept layout, ideal for everyday living. Enjoy summer evenings on your spacious deck, complete with a natural gas BBQ hookup - perfect for entertaining. With two bedrooms, a full 4-piece bathroom, and the convenience of in-suite laundry, this unit checks all the boxes. Located within walking distance to shopping, amenities, and public transit, everything you need is right at your doorstep.

Built in 2009

### Essential Information

MLS® #	E4430466
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	403 8117 114 Ave
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0C1

## Amenities

Amenities	Off Street Parking, Deck, Security Door, Sprinkler System-Fire
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

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

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	Zone 05
Condo Fee	\$613

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 5:17am MDT