

## **\$125,000 - 405 18204 93 Avenue, Edmonton**

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MLS® #E4425033

**\$125,000**

2 Bedroom, 1.50 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Huge 2 bedroom TOP FLOOR condo with long-term tenants who want to stay. (Current Rent: \$1,100/month.) The living room is currently being used as a plant sanctuary, and the dining area has their couch (as this is how they like it), but you can see the functional layout as soon as you enter the unit. There is also a storage room for the unit and laundry on each floor of the building. This is great turn-key investment and ready for your portfolio!



Built in 1979

### **Essential Information**

MLS® #	E4425033
Price	\$125,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	946
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	405 18204 93 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2V2

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage-Locker Room
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	55
Zoning	Zone 20
Condo Fee	\$557

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