

## \$127,000 - 403 8117 114 Ave, Edmonton

MLS® #E4430466

**\$127,000**

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          | \$127,000              |
| 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 | 139              |
| Zoning         | Zone 05          |
| Condo Fee      | \$613            |

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Listing information last updated on August 28th, 2025 at 9:02am MDT