

## \$140,000 - 305 11218 80 Street, Edmonton

MLS® #E4451182

**\$140,000**

2 Bedroom, 2.00 Bathroom, 1,031 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Discover comfort, convenience, and community in this move-in-ready 2-bedroom, 2-bath condo perfectly located near transit, schools, and green space. Featuring stylish vinyl plank flooring and neutral décor throughout, this home offers a spacious master bedroom with a walk-through closet and 4-piece ensuite, a well-sized second bedroom, in-suite laundry, and a large storage room. Enjoy your own private balcony in a quiet, well-maintained building with a strong community of long-term residents and central visitor parking. Walk to the LRT, grocery stores, and convenient shopping, with easy access to Concordia, NAIT, and MacEwan. Nearby amenities include Borden Park, the River Valley, Commonwealth Recreation Centre, East Edmonton Health Centre, and the Borden Natural Swimming Pool. With immediate possession available, this condo offers the ideal balance of lifestyle and location—don't miss out!

Built in 1995

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451182  |
| Price     | \$140,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,031                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 11218 80 Street |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4V9             |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Stall                                                                 |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                  |
| # of Stories      | 4                                                                       |
| Stories           | 1                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                               |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 09          |
| Condo Fee      | \$595            |

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Listing information last updated on September 8th, 2025 at 3:02pm MDT