# \$308,000 - 301 11140 68 Avenue, Edmonton

MLS® #E4413155

#### \$308,000

2 Bedroom, 2.00 Bathroom, 1,091 sqft Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Own this lovely 2 bedroom, 2 bathroom unit in this quiet neighborhood of Parkallen. Building is steel and concrete construction. Unit has high ceilings and comes with titled underground parking and storage. Large main bedroom with bathroom and large walk in closet. Second bedroom is complete with built-in wallbed and desk/office. Kitchen has a stainless appliances as well as granite countertops. A large covered balcony is wonderful for grilling and enjoying the view on warm summer evenings. Building has an exercise and amenities room and is located near a school/playground, community center, local coffee shop and bakery. Easy access to buses, LRT, U of A, Southgate and Whyte Avenue. High quality vinyl plank flooring upgrade in July 2025.

Built in 2007

### **Essential Information**

MLS® # E4413155

Price \$308,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,091

Acres 0.00







Year Built 2007

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 301 11140 68 Avenue

Area Edmonton

Subdivision Parkallen (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 2C2

# **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Detectors

Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Security Door, Storage-Locker Room,

Television Connection, Wall Unit-Built-In

Parking Spaces 1

Parking Heated, Single Indoor, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Opener,

Garburator, Intercom, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Heat Pump, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Steel, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Steel, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Parkallen

# **Additional Information**

Date Listed November 8th, 2024

Days on Market 342

Zoning Zone 15

Condo Fee \$756

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