

## \$209,900 - 4 2115 118 Street, Edmonton

MLS® #E4435551

**\$209,900**

2 Bedroom, 1.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Nestled in the desirable Skyrattler SW Edmonton, this charming 2-bedroom townhouse offers a unique blend of tranquility and convenience. Imagine stepping out your front door to your very own ravine, providing a picturesque and private natural oasis. Situated in a quiet, family-oriented location, this home is ideally positioned close to top-rated schools. Enjoy easy access to tons of shopping and amenities, transportation (busses and LRT), parks, bike and hike trails and much more! For those pursuing higher education or traveling, the University of Alberta and Edmonton International Airport (YEG) are within convenient reach. Non-smoking Unit is in immaculate shape, offering 2 spacious bedrooms, full bath, tons of storage! Newer renovations includes paint, flooring, wooden features. With Wood burning fireplace you can enjoy cozy family/friends evenings in winter. This home is ready for quick possession. Well managed complex. Plenty of parking.

Built in 1982

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435551  |
| Price     | \$209,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 958               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 2115 118 Street |
| Area        | Edmonton          |
| Subdivision | Skyrattler        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 5N1           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking   | Stall, See Remarks   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Woodstove  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                3  
Zoning                              Zone 16  
Condo Fee                        \$323

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