

## \$145,000 - 102 9323 105 Avenue, Edmonton

MLS® #E4436230

**\$145,000**

2 Bedroom, 1.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

AIR BnB FRIENDLY! Welcome to one of the largest units in Cona Court with this 2 bedroom, 1 bathroom that has been tastefully renovated with a chef inspired kitchen, renovated bathroom, and newer appliances. The entire unit has been freshly painted as well! This ideal layout provides you with two very large bedrooms, with adjacent bathroom that's beside a large storage area that houses your in-suite washer and dryer! The home then opens up to its combined kitchen, dining and living room areas which makes it great for entertaining! The unit itself is quite private and contained within the complex, sharing the hallway with only one other unit. Parking Stall is covered and directly in front of the exit door - which is just steps from the unit itself. Cona Court is located in the heart of downtown - 5 min drive to Rogers Place, 5 min walk to the Stadium, and a few blocks away from Edmonton's beautiful River Valley and Trails. Well managed and pet friendly complex.

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436230  |
| Price     | \$145,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 940                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 9323 105 Avenue |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 0J7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Security Personnel, Security Window Bars |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Water   |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Metal, Stucco, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 13th, 2025  
Days on Market                35  
Zoning                              Zone 13  
Condo Fee                        \$522

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