

# \$198,800 - 9 18305 89 Avenue, Edmonton

MLS® #E4448406

**\$198,800**

3 Bedroom, 2.00 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Welcome to your dream home in the vibrant Belmead neighborhood! This spacious 1,006 sq ft, 3-bedroom, 1.5-bathroom condo offers modern comfort and convenience, perfect for families, professionals, or downsizers. Move-in ready, this well-maintained residence is located just minutes from West Edmonton Mall, schools, and beautiful parks. Step inside to a bright, open-concept living area featuring a cozy electric fireplace and wall-mounted TV, ideal for relaxing or entertaining. The kitchen flows seamlessly into the living space, perfect for gatherings. Enjoy a large laundry room, a finished basement for extra living or storage space, and a fenced private yard backing onto a serene greenbelt for added tranquility. This very well-managed building has condo fees that include heat and water, with a roof only 4 years old for peace of mind. Includes 1 parking stall with power with more available at \$30 per month. The option to purchase partially furnished makes this home truly turnkey, with immediate possession.

Built in 1976

## Essential Information

MLS® #	E4448406
Price	\$198,800
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 18305 89 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X2

### Amenities

Amenities	No Smoking Home, Parking-Visitor, Recreation Room/Centre
Parking	No Garage, Stall

### Interior

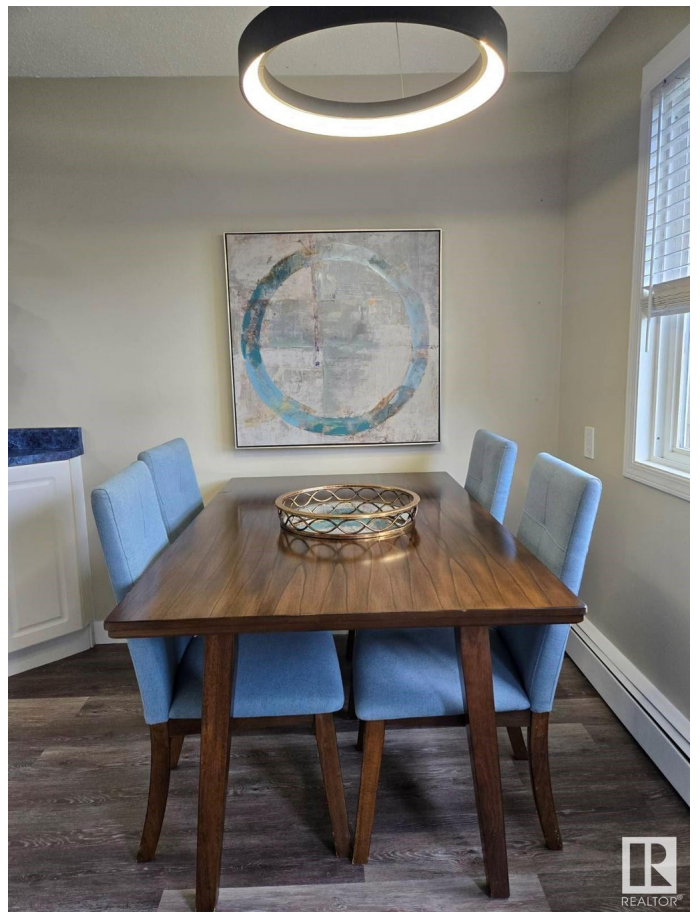
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 17th, 2025
Days on Market	9
Zoning	Zone 20
Condo Fee	\$599



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Listing information last updated on July 26th, 2025 at 10:18am MDT