

# \$89,000 - 24 11245 31 Avenue, Edmonton

MLS® #E4429203

**\$89,000**

3 Bedroom, 1.50 Bathroom, 1,063 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Spacious 3 Bedroom, 1.5 Bath Condo with Over 1,000 SqFt of Living Space! Located on the second floor of Building B in Fairways South, this bright and roomy unit features a southeast-facing balcony and offers incredible value. Ideal for investors or first-time buyers with a growing family. The unit needs some TLC and is priced accordinglyâ€”an excellent opportunity to add your personal touch and build equity. Nestled in the mature neighborhood of Sweet Grass, just steps from schools, parks, public transit, and only minutesâ€™ walk to Century Park LRT and surrounding amenities. Donâ€™t miss out on this well-located, family-friendly gem!

Built in 1977

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429203          |
| Price          | \$89,000          |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,063             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 11245 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V5            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Pool-Indoor, Security Door, Tennis Courts, See Remarks |
| Parking   | Stall, Tandem  |
| Has Pool  | Yes  |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom             |
| Appliances        | Refrigerator, Stove-Electric |
| Heating           | Hot Water, Water             |
| # of Stories      | 4                            |
| Stories           | 1                            |
| Has Basement      | Yes                          |
| Basement          | None, No Basement            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 16         |

Condo Fee                \$931

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Listing information last updated on April 19th, 2025 at 9:02am MDT