

## \$150,000 - 202 8814 95 Avenue, Edmonton

MLS® #E4444829

**\$150,000**

1 Bedroom, 1.00 Bathroom, 678 sqft

Condo / Townhouse on 0.00 Acres

Strathearn, Edmonton, AB

Strathearn Condo, PERFECT location close to the Edmonton Ski Club, LRT outside your front door, RIVER VALLEY is mere blocks away and the French Quarter is yours to enjoy in neighboring Bonnie Doon! 2nd floor unit with a preferable SOUTH facing VIEW; balconies, roof and some upgrading to the boiler were recently redone. Inside has a GREAT FLOOR PLAN with a large entry hall leading to a sizeable in-suite STORAGE ROOM. A full 4 piece bath services guests and occupants. Cook in the GALLEY kitchen, an AMPLE DINING ROOM is found steps away with a LARGE window to bring in the NATURAL light. Watch movies or entertain in the living room with access to the COVERED DECK, overlooking mature shade trees with a view towards a School yard across the street. Relax in the Primary bedroom, it is large and inviting. HARD SURFACE flooring is found throughout. Incredible VALUE in one of Edmonton's most DESIRABLE neighborhoods!

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444829  |
| Price     | \$150,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 678                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 202 8814 95 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathearn         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 1Z1            |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Security Door, Storage-In-Suite |
| Parking   | Stall                           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                 |
| # of Stories | 4                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 18         |
| Condo Fee      | \$467           |

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Listing information last updated on July 7th, 2025 at 1:47pm MDT