

# **\$259,900 - 119 12111 51 Avenue, Edmonton**

MLS® #E4449624

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,299 sqft  
Condo / Townhouse on 0.00 Acres

Malmo Plains, Edmonton, AB

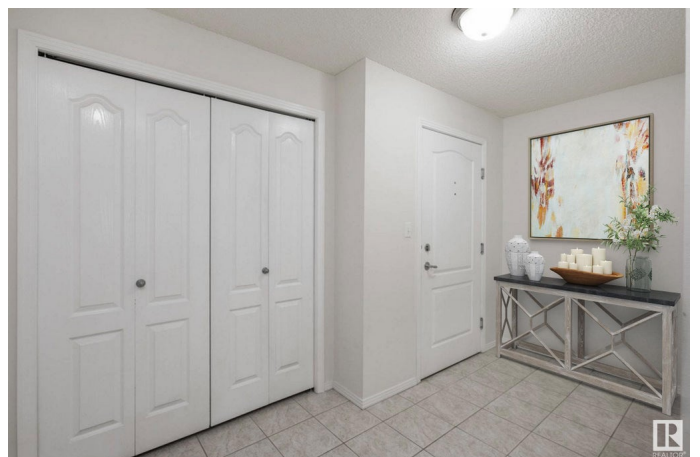
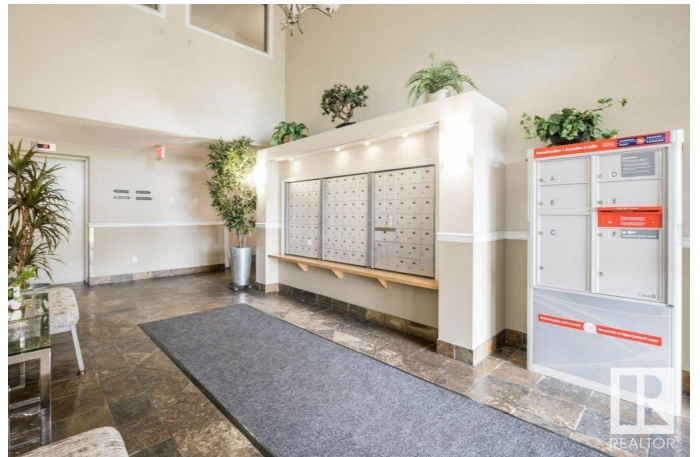
Perfect for downsizers, first-time buyers, or investors! Spacious, convenient, and in a prime location! - This 1,300 sq. ft. main floor CORNER unit in desirable Malmo Plains! - easy access to the U of A, Southgate, LRT, & more! Features include a large Primary Suite w/generous closet space, 3-piece ensuite & access to the private patio - plus 2 additional generous sized bedrooms (or 1 and den). The kitchen offers ample cabinetry and a centre Island open to the spacious living/great room host to a cozy gas fireplace & sliding doors to a private patio. A full 4-piece bath & in-suite laundry complete the unit. You'll love all the natural light through this unit.

Condo fees include heat, water & sewer. Included is a TITLED, oversized underground stall (13.5' x 21') with storage cage. Enjoy a secure, low-maintenance lifestyle with top-notch amenities: Car Wash Bay, Guest Suite, Fitness Centre & Social Room. The complete envelope replacement now showcases stunning colors and a refreshed, contemporary curb appeal.

Built in 2004

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4449624  |
| Price  | \$259,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,299                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119 12111 51 Avenue |
| Area        | Edmonton            |
| Subdivision | Malmo Plains        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 6A3             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Storage-Locker Room, Workshop |
| Parking Spaces | 1   |
| Parking        | Heated, Over Sized, Parkade, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Hardie Board Siding  |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$601           |

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Listing information last updated on July 27th, 2025 at 3:32am MDT