

# \$120,000 - 9 11255 31 Avenue, Edmonton

MLS® #E4451802

**\$120,000**

2 Bedroom, 1.00 Bathroom, 766 sqft  
Condo / Townhouse on 0.00 Acres

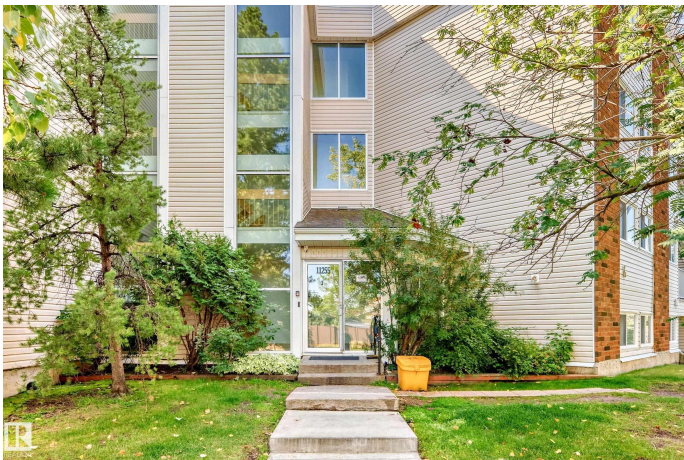
Sweet Grass, Edmonton, AB

Welcome to this beautifully upgraded main-floor condo located in the desirable community of Sweet Grass, Edmonton. This spacious two-bedroom, one-bath unit features a modern open layout with stylish finishes throughout. The kitchen offers updated cabinetry, countertops, and appliances, and the bright living area flows seamlessly to a private patio. Enjoy the convenience of in-suite laundry and plenty of storage space. The building offers fantastic amenities including an indoor pool, fitness centre, and basketball court. Condo fees include all utilities, making this home affordable and low-maintenance. Ideally located with easy access to schools, parks, walking paths, and public transit, this home is perfect for first-time buyers, downsizers, or investors. Move-in ready and full of value!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451802  |
| Price          | \$120,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 766       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 11255 31 Avenue |
| Area        | Edmonton          |
| Subdivision | Sweet Grass       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 3V6           |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Pool-Indoor, Racquet Courts, Storage-In-Suite |
| Parking   | Stall                                         |
| Has Pool  | Yes                                           |

### Interior

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

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                                     |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 22      |
| Zoning         | Zone 16 |
| Condo Fee      | \$679   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 12:47pm MDT