

## \$299,900 - 2 11841 97 Street, Edmonton

MLS® #E4421449

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,172 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Ideal for first-time buyers, students, or investors seeking proximity to Downtown Edmonton and walking convenience to NAIT, Royal Alexandra Hospital, Kingsway Mall, and the LRT. Constructed in 2012, front facing townhouse located in a multifamily 4-Plex offers a 1182 sq.ft of living space plus a finished basement, encompassing 3 bedrooms and 2 full baths for spacious and comfortable living. The kitchen boasts maple cabinetry, stainless steel appliances, a generously sized eating area, and a sizable living room. A complete 4-piece bath is situated on the main floor, while the upper level hosts 3 bedrooms and a second full bath. The principal bedroom includes a large balcony. The finished basement features a large recreational room. Enjoy the convenience of a paved parking stall and a low condo fee in this well-appointed property.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421449  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,172     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 11841 97 Street |
| Area        | Edmonton          |
| Subdivision | Alberta Avenue    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 1Y4           |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking   | Stall               |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 78                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 05 |
| Condo Fee | \$220   |

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Listing information last updated on May 2nd, 2025 at 9:02pm MDT