

## \$99,000 - N/A, Edmonton

---

MLS® #E4437917

**\$99,000**

2 Bedroom, 1.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Updated spacious 2 bedroom TOP FLOOR unit is in like new condition for first time buyer or investment opportunity. With nearly 800 sqft. of living space, this unit offers spacious living room with patio doors to a good sized balcony & west facing views of the green space! Huge master bedroom, insuite storage room, nice bright kitchen with dining area and loads of closet space. Includes white appliances black light fixtures, Decora switches and newer interior doors. Quiet location with nice floor plan. Exceptional building amenities feature indoor heated pool, tennis/basketball courts, fitness room, daycare and on site management. Located in the desirable community of Sweet Grass just minutes away from Century Park LRT station. Shopping, schools, park, playground and recreational facilities are all nearby. Condo fee includes heat, power, water and more!

Built in 1977

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4437917 |
| Price          | \$99,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 771      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | N/A         |
| Area        | Edmonton    |
| Subdivision | Sweet Grass |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6J 3V5     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |
| Has Pool       | Yes  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Public Swimming Pool, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Sweet Grass K-6    |
| Middle     | Vernon Barford 7-9 |
| High       | Harry Ainlay 10-12 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 22             |
| Zoning         | Zone 16        |
| Condo Fee      | \$678          |

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 June 13th, 2025 at 2:32am MDT