

\$184,900 - 304 11308 130 Avenue, Edmonton

MLS® #E4452288

\$184,900

2 Bedroom, 2.00 Bathroom, 1,115 sqft
Condo / Townhouse on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome home to this spacious TOP FLOOR 1115 sq.ft. 2 bedroom 2 ensuite bathroom condo in VILLA ST. JOSEPH conveniently located close to transportation, Grand Trunk Fitness Centre, shopping & quick access to Downtown. This BRIGHT CORNER UNIT has an open concept layout with the kitchen open to the living area that has vaulted ceilings, a gas fireplace & access to a west facing balcony. The primary suite has a Murphy bed, 4 piece ensuite bathroom, walk-in closet & access to the large west facing balcony. The second bedroom has a 3 piece ensuite with a large walk-in shower, walk-in closet & access to the west facing deck. Laundry/storage room. Included is the fridge, glass top stove, built-in microwave, dishwasher & INSUITE WASHER & DRYER. TANDEM TITLED UNDERGROUND PARKING with room for 2 cars & one storage locker. Visitor parking. This 40+ condo is a great place to call home.

Built in 1997

Essential Information

MLS® #	E4452288
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,115
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

Community Information

Address	304 11308 130 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6L2

Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling
Parking Spaces	2
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	15
Zoning	Zone 01
Condo Fee	\$493

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