

# \$89,000 - 24 11245 31 Avenue, Edmonton

MLS® #E4429203

**\$89,000**

3 Bedroom, 1.50 Bathroom, 1,063 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Spacious 3 Bedroom, 1.5 Bath Condo with Over 1,000 SqFt of Living Space! Located on the second floor of Building B in Fairways South, this bright and roomy unit features a southeast-facing balcony and offers incredible value. Ideal for investors or first-time buyers with a growing family. The unit needs some TLC and is priced accordinglyâ€”an excellent opportunity to add your personal touch and build equity. Nestled in the mature neighborhood of Sweet Grass, just steps from schools, parks, public transit, and only minutesâ€™ walk to Century Park LRT and surrounding amenities. Donâ€™t miss out on this well-located, family-friendly gem!

Built in 1977

## Essential Information

MLS® #	E4429203
Price	\$89,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,063
Acres	0.00
Year Built	1977
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	24 11245 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V5

### Amenities

Amenities	Exercise Room, Parking-Visitor, Pool-Indoor, Security Door, Tennis Courts, See Remarks
Parking	Stall, Tandem
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
Days on Market	23
Zoning	Zone 16

Condo Fee                    \$931

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 April 27th, 2025 at 2:02am MDT