# \$199,900 - 6 2204 118 Street, Edmonton

MLS® #E4432342

#### \$199,900

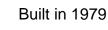
2 Bedroom, 1.00 Bathroom, 884 sqft Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Welcome to this top-floor 2-bedroom unit in the quiet and well-maintained complex of Quail Ridge. You'll be greeted by a spacious living room featuring wood fireplace. Dining area leads into the kitchen, and a large walk-in pantry. The washer and dryer are conveniently located in the hallway. The bright and generously sized primary bedroom, next to the second bedroomâ€"both just across from a 4-piece bathroom. Step out onto your private deck with a view of the ravine! Convenience of a storage unit located right beside the entryway. New hot water tank. An assigned parking stall is located directly in front of the stairs. Plenty of visitor parking. This fantastic location is nestled along the Blackmud Creek Ravine, offering access to beautiful walking trails, and is close to shopping, and schools.







#### **Essential Information**

| MLS® #         | E4432342  |
|----------------|-----------|
| Price          | \$199,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 884       |
| Acres          | 0.00      |
| Year Built     | 1979      |



| Туре     | Condo / Townhouse |
|----------|-------------------|
| Sub-Type | Carriage          |
| Style    | Bungalow          |
| Status   | Active            |

# **Community Information**

| Address     | 6 2204 118 Street |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Skyrattler        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 5K2           |

#### Amenities

| Amenities | Parking-Visitor |
|-----------|-----------------|
| Parking   | Stall           |

### Interior

| Appliances   | Dishwasher-Built-In,<br>Washer | Dryer, | Hood | Fan, | Refrigerator, | Stove-Electric, |
|--------------|--------------------------------|--------|------|------|---------------|-----------------|
| Heating      | Forced Air-1, Natural          | Gas    |      |      |               |                 |
| Fireplace    | Yes                            |        |      |      |               |                 |
| Fireplaces   | Tile Surround                  |        |      |      |               |                 |
| # of Stories | 2                              |        |      |      |               |                 |
| Stories      | 1                              |        |      |      |               |                 |
| Has Basement | Yes                            |        |      |      |               |                 |
| Basement     | None, No Basement              |        |      |      |               |                 |

## Exterior

| Exterior          | Wood, Stucco, Vinyl                                      |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Public |
|                   | Transportation, Ravine View, Schools, Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl                                      |
| Foundation        | Concrete Perimeter                                       |

### **Additional Information**

Date Listed April 22nd, 2025

Days on Market4ZoningZone 16Condo Fee\$248

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Listing information last updated on April 26th, 2025 at 2:02am MDT