

# \$140,000 - 305 11218 80 Street, Edmonton

MLS® #E4451182

**\$140,000**

2 Bedroom, 2.00 Bathroom, 1,031 sqft  
Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Discover comfort, convenience, and community in this move-in-ready 2-bedroom, 2-bath condo perfectly located near transit, schools, and green space. Featuring stylish vinyl plank flooring and neutral décor throughout, this home offers a spacious master bedroom with a walk-through closet and 4-piece ensuite, a well-sized second bedroom, in-suite laundry, and a large storage room. Enjoy your own private balcony in a quiet, well-maintained building with a strong community of long-term residents and central visitor parking. Walk to the LRT, grocery stores, and convenient shopping, with easy access to Concordia, NAIT, and MacEwan. Nearby amenities include Borden Park, the River Valley, Commonwealth Recreation Centre, East Edmonton Health Centre, and the Borden Natural Swimming Pool. With immediate possession available, this condo offers the ideal balance of lifestyle and location—don't miss out!

Built in 1995

## Essential Information

MLS® #	E4451182
Price	\$140,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 11218 80 Street
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4V9

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 5th, 2025

Days on Market 24

Zoning Zone 09

Condo Fee \$595

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