

## \$254,900 - 238 612 111 Street, Edmonton

MLS® #E4451714

### \$254,900

1 Bedroom, 2.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Enjoy adult living (55+) in Heritage Valley Estates. This immaculate, renovated 1 bedroom & den unit overlooks a private, forested reserve. This one owner home features walnut hardwood, maple cabinets, quartz countertops, & stainless steel appliances. The open concept kitchen has a sit-up eating bar & walk-in pantry/laundry, all open to the dining & living room. The living room has a bay window plus a wall of windows overlooking treed seclusion. Off the living room is a private deck with BBQ gas line. Completing this unit is a 3pc main bathroom & primary bedroom with a 4pc ensuite with granite countertops & walk-in shower with floor to ceiling tile. Pride of ownership shows throughout. Amenities include pool, hot tub, gym, library, workshop, car wash, guest suites, & social room with full kitchen. The unit comes with a heated underground titled parking stall with secure storage. Fabulous location near Anthony Henday & Ellerslie & walking distance to all amenities. Units like this are extremely rare!

Built in 2005

### Essential Information

MLS® # E4451714

Price \$254,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 935                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 238 612 111 Street |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1R9            |

### Amenities

|           |                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Hot Tub, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Social Rooms, Workshop, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                                                                |
| Has Pool  | Yes                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| # of Stories      | 4                                                                                                                                         |
| Stories           | 1                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Shopping Nearby |
| Roof              | Concrete Tiles, EPDM Membrane                                 |
| Construction      | Wood, Brick, Stucco                                           |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 55          |
| Condo Fee      | \$713            |

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Listing information last updated on August 29th, 2025 at 2:17am MDT