

\$84,900 - 9 11245 31 Avenue, Edmonton

MLS® #E4437265

\$84,900

2 Bedroom, 1.00 Bathroom, 766 sqft
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

****BEST PRICE IN THE WHOLE COMPLEX****
ALL 3 UTILITIES INCLUDED! Perfect for first-time buyers or savvy investors! This CARPET FREE 2-bedroom, 1 full bath main floor unit offers a rare opportunity to add your personal touch and build sweat equity. Enjoy the convenience of ground-level access with no stairs—move in or out easily through your patio door, which opens directly to green space, a rare perk in condo living. Nestled in the mature, family-friendly community of Sweet Grass, you’re just steps from schools, parks, and transit, and only a short walk to Century Park LRT and surrounding amenities. Opportunity knocks—don’t miss out!

Built in 1977

Essential Information

MLS® #	E4437265
Price	\$84,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	9 11245 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V5

Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Security Door, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall
Has Pool	Yes

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Additional Information

Date Listed	May 18th, 2025
Days on Market	15
Zoning	Zone 16

Condo Fee \$679

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 June 2nd, 2025 at 11:17am MDT