

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

MLS® #E4437265

**\$84,900**

2 Bedroom, 1.00 Bathroom, 803 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	803
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	2
Zoning	Zone 16

Condo Fee                    \$679

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