

**\$89,990 - 68 11255 31 Avenue, Edmonton**

MLS® #E4449578

**\$89,990**

2 Bedroom, 1.00 Bathroom, 818 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this updated 2 bed, 1 bath condo in Sweet Grass, perfectly located just a short walk to the LRT for easy commuting. This unit offers a functional layout with a bright living space, private balcony, and generous storage. Enjoy access to great building amenities including an indoor swimming pool, fitness room, and on-site laundry. Perfect for students, first-time buyers, or investors, with schools, parks, shopping, and transit all nearby. The building is professionally managed and offers excellent value in a well-established neighbourhood.

Built in 1977

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449578               |
| Price          | \$89,990               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 818                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 68 11255 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V6            |

## Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Pool-Indoor, Recreation Room/Centre, Tennis Courts |
| Parking   | Stall                                              |
| Has Pool  | Yes                                                |

## Interior

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

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Flat                                                                               |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 16         |
| Condo Fee      | \$679           |

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Listing information last updated on September 13th, 2025 at 2:32am MDT