

Courtesy Of Kasia Rudolf Of Century 21 Leading

## \$99,000 - 305 2545 116 Street, Edmonton

MLS® #E4424420

**\$99,000**

1 Bedroom, 1.00 Bathroom, 624 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this spacious 1 bedroom, 1 bathroom apartment. This top floor unit is located in the quiet neighbourhood of Blue Quill. It offers a very large living room and good sized primary bedroom, also a separate dining area. Bright living room has sliding doors leading to the west facing balcony. Comes with one parking stall. Great location, walking distance to amenities: transit, shopping, school. Close to Whitemud Ravine, LRT and in the desirable Vernon Barfield JH school district. Great opportunity to own this condo or become an investor.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4424420               |
| Price          | \$99,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 624                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 2545 116 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3Z7             |

## Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | No Animal Home, See Remarks |
| Parking   | Stall                       |

## Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                      |
| # of Stories | 3                                                           |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, See Remarks                                                  |
| Foundation        | Concrete Perimeter                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 103             |
| Zoning         | Zone 16         |
| Condo Fee      | \$337           |

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Listing information last updated on June 16th, 2025 at 3:32pm MDT