

## \$111,900 - 309 18204 93 Avenue, Edmonton

MLS® #E4424865

**\$111,900**

1 Bedroom, 1.00 Bathroom, 692 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

One of the best 'value for money' condos in Edmonton's West End! This bright and spacious 700 sq. foot 1-bedroom unit is move-in ready with new carpet, new kitchen countertops and fresh paint throughout. What an impressive layout, featuring a large living area and balcony, walk-in kitchen pantry, smartly designed bathroom and a very spacious bedroom. Belmead Manor is a quiet, clean and secure building that has seen many capital upgrades over the years, making it a smart investment choice. And the location! Bus stop and Belmead Park/School across the street, only blocks to WEM and the future LRT stop, and quick access to both the Whitemud and Anthony Henday. As rental rates continue to rise, this property with low condo fees delivers quality at an affordable price point and allows room for additional equity to be added. This one is solid and should not be missed!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424865  |
| Price          | \$111,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 692       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 309 18204 93 Avenue |
| Area        | Edmonton            |
| Subdivision | Belmead             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2V2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Water                       |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Slab  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 9th, 2025 |
|-------------|-----------------|

Days on Market 58  
Zoning Zone 20  
Condo Fee \$392



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