

\$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	55
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 September 18th, 2025 at 9:17pm MDT