

\$112,900 - 12 11245 31 Avenue, Edmonton

MLS® #E4465184

\$112,900

2 Bedroom, 1.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Charming Upgraded 2 bedroom suite in a great neighbourhood. Entertaining size living with a patio door leading onto a east facing patio. Upgraded kitchen cabinets and countertops with a brand new Stainless Steel Fridge & Stove and upgraded built in Dishwasher. Separate eating area off the kitchen. Two good size bedrooms with extra large closet in the master bedroom. Upgraded 4 piece bathroom that has nice ceramic tiles. In suite storage closet. This complex features a Gym, Indoor Swimming Pool, Outdoor Tennis Courts and on site Day Care. Staffed office area for Fairways South Residents. Walk to Century Place LRT Station schools, shopping and restaurants. Easy access to University of Alberta, Southgate Mall, South Edmonton Common and Airport. Cindo Fees include all utilities heat, power, & water.

Built in 1977

Essential Information

MLS® #	E4465184
Price	\$112,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00



Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	12 11245 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V5

Amenities

Amenities	Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Security Door
Parking	Stall
Has Pool	Yes

Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Furniture Included, Hood Fan, Oven-Microwave, 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, Brick, Stucco
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary Sweet Grass

Additional Information

Date Listed November 8th, 2025
Days on Market 5
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 November 13th, 2025 at 10:17am MST