

# \$98,000 - 305 2545 116 Street, Edmonton

MLS® #E4449547

**\$98,000**

1 Bedroom, 1.00 Bathroom, 621 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

This exceptional top-floor unit offers 621 sq. ft. of comfortable living space, featuring a spacious primary bedroom, a 4-piece bathroom, and one assigned parking stall. The kitchen includes ample cabinetry and generous countertop space. Enjoy a bright, open-concept living room with large windows and patio doors that lead to a west-facing balcony—perfect for relaxing or entertaining. Ideally located within walking distance to transit, shopping, and schools. Close to Whitemud Ravine, the LRT, and situated in the sought-after Vernon Barford Junior High School district. A wonderful place to call home!



Built in 1977

## Essential Information

MLS® #	E4449547
Price	\$98,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	621
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment

Status	Active
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## 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
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, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 24th, 2025
Days on Market	6
Zoning	Zone 16
Condo Fee	\$337

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Listing information last updated on July 30th, 2025 at 1:47pm MDT