

# \$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	51
Zoning	Zone 16
Condo Fee	\$679

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Listing information last updated on September 14th, 2025 at 9:17am MDT