

Courtesy Of Matthew R Unrau Of Park Realty

# \$172,900 - 405 11807 101 Street, Edmonton

MLS® #E4426436

**\$172,900**

2 Bedroom, 2.00 Bathroom, 1,167 sqft  
Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This beautifully designed almost 1200 sqft TOP-FLOOR unit, offers an open and inviting layout, ideal for both relaxation and entertaining. The large living room features a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The kitchen passthrough seamlessly connects to the dining room, making hosting a breeze. The primary bedroom boasts a walkthrough closet leading to a spacious ensuite bathroom, offering privacy and comfort. A second large bathroom ensures convenience for guests or family members. Step outside onto the large patio, perfect for enjoying morning coffee or evening gatherings. Additional features included IN-SUITE LAUNDRY, tons of storage, and newer TEAK HARDWOOD FLOORS with upgraded underlay for sound dampening. Located in a prime area close to transit, this home combines comfort, style, and accessibility.

Built in 1991

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426436  |
| Price      | \$172,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 405 11807 101 Street |
| Area        | Edmonton             |
| Subdivision | Westwood (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5G 2B6              |

### **Amenities**

|                |                      |
|----------------|----------------------|
| Amenities      | Patio, Security Door |
| Parking Spaces | 1                    |
| Parking        | Stall                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Baseboard, Water  |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 19th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 23 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 08 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$695 |
|-----------|-------|

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 April 11th, 2025 at 5:17am MDT