

\$117,649 - 21 11245 31 Avenue, Edmonton

MLS® #E4460833

\$117,649

3 Bedroom, 1.50 Bathroom, 929 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to Fairways South! This spacious second-floor 3 bedroom, 1.5 bath condo offers unbeatable value with ALL utilities (heat, water & power) included in the condo fees. Ideally located near Century Park LRT, schools, parks, and major shopping, it's perfect for first-time buyers, students, or investors. Enjoy a bright and inviting living space with fresh paint, new flooring, updated lighting and fixtures throughout. Large windows and patio doors fill the home with natural light, and the private balcony is perfect for relaxing. The kitchen offers plenty of cabinet space and flows into the dining area for everyday living. The primary bedroom features a 2-piece ensuite and double closets. Two additional bedrooms and a full 4-piece bath provide flexible options for family, guests, or a home office. With great storage, an assigned parking stall, professional management, and quick access to transit and shopping, this is affordable home ownership at its best!

Built in 1977

Essential Information

MLS® #	E4460833
Price	\$117,649
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	929
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	21 11245 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V5

Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, See Remarks
Parking	2 Outdoor Stalls
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Flat
Construction	Wood, Brick, Vinyl
Foundation	Slab

Additional Information

Date Listed	October 3rd, 2025
Days on Market	45
Zoning	Zone 16
Condo Fee	\$805

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Listing information last updated on November 17th, 2025 at 3:47pm MST