

## \$113,900 - 309 18204 93 Avenue, Edmonton

MLS® #E4424865

### \$113,900

1 Bedroom, 1.00 Bathroom, 692 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

One of the best 'value for money' condos in Edmonton's West End! This bright and spacious 700 sq. foot 1-bedroom unit is move-in ready with new carpet, new kitchen countertops and fresh paint throughout. What an impressive layout, featuring a large living area and balcony, walk-in kitchen pantry, smartly designed bathroom and a very spacious bedroom. Belmead Manor is a quiet, clean and secure building that has seen many capital upgrades over the years, making it a smart investment choice. And the location! Bus stop and Belmead Park/School across the street, only blocks to WEM and the future LRT stop, and quick access to both the Whitemud and Anthony Henday. As rental rates continue to rise, this property with low condo fees delivers quality at an affordable price point and allows room for additional equity to be added. This one is solid and should not be missed!

Built in 1979

### Essential Information

MLS® #	E4424865
Price	\$113,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	692



Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 18204 93 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2V2

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Flat
Construction	Wood, Stucco, Vinyl
Foundation	Slab

### Additional Information

Date Listed	March 9th, 2025
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Days on Market	51
Zoning	Zone 20
Condo Fee	\$392



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