

## \$259,900 - 119 12111 51 Avenue, Edmonton

MLS® #E4449624

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,299 sqft

Condo / Townhouse on 0.00 Acres

Malmo Plains, Edmonton, AB

Perfect for downsizers, first-time buyers, or investors! Spacious, convenient, and in a prime location! - This 1,300 sq. ft. main floor CORNER unit in desirable Malmo Plains! - easy access to the U of A, Southgate, LRT, & more! Features include a large Primary Suite w/generous closet space, 3-piece ensuite & access to the private patio - plus 2 additional generous sized bedrooms (or 1 and den). The kitchen offers ample cabinetry and a centre Island open to the spacious living/great room host to a cozy gas fireplace & sliding doors to a private patio. A full 4-piece bath & in-suite laundry complete the unit. You'll love all the natural light through this unit.

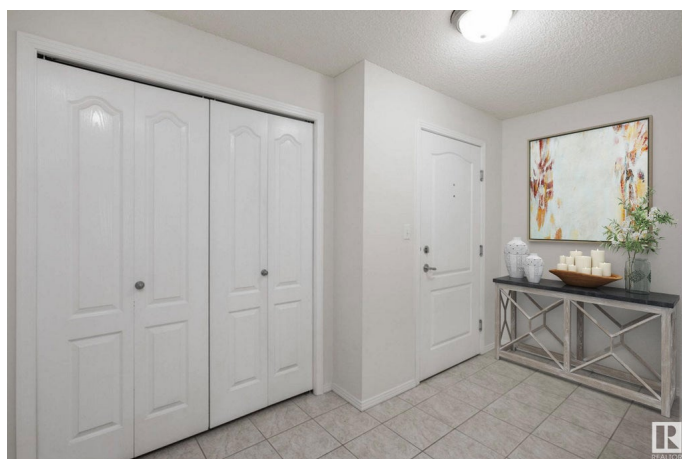
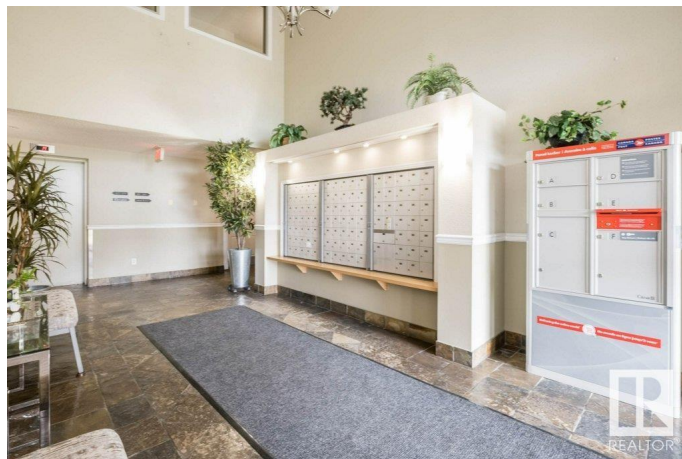
Condo fees include heat, water & sewer. Included is a TITLED, oversized underground stall (13.5' x 21') with storage cage. Enjoy a secure, low-maintenance lifestyle with top-notch amenities: Car Wash Bay, Guest Suite, Fitness Centre & Social Room. The complete envelope replacement now showcases stunning colors and a refreshed, contemporary curb appeal.

Built in 2004

### Essential Information

MLS® # E4449624

Price \$259,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,299
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	119 12111 51 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 6A3

### **Amenities**

Amenities	Car Wash, Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Storage-Locker Room, Workshop
Parking Spaces	1
Parking	Heated, Over Sized, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	6
Zoning	Zone 15
Condo Fee	\$601

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Listing information last updated on July 31st, 2025 at 4:47pm MDT