

Courtesy Of Dustin Batuik Of Sterling Real Estate

## \$94,900 - 102 8314 110 Avenue, Edmonton

MLS® #E4450677

**\$94,900**

1 Bedroom, 0.50 Bathroom, 590 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Stylish & Chic Unit that's walking Distance to One of the BEST VIEWS & Walking Paths of Edmonton's River Valley. A Stone Throw away also from the Ultra Trendy Area of "Lewis Block at Stadium Yards" which has trendy stores, restaurant's & much more! In the kitchen you will find plenty of cabinet space, upgraded appliances, a wooden peninsula for extra counter space & a Chalk Board wall to write your Menu's, Grocery List or Whatever your daily message is! French Doors lead to your Lovely Bedroom with a walk in closet & an updated bathroom. The Low Condo Fee of \$250 per month, which includes "Heat & Water," is affordable living in a Great Building. Perfect for a First Time Buyer or an Investor. Other units in the building are also accessible for sale if you wish!

Built in 1973

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4450677 |
| Price          | \$94,900 |
| Bedrooms       | 1        |
| Bathrooms      | 0.50     |
| Half Baths     | 1        |
| Square Footage | 590      |
| Acres          | 0.00     |
| Year Built     | 1973     |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 8314 110 Avenue |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 3Z6             |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | No Smoking Home |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                   |
| # of Stories | 1                                                        |
| Stories      | 1                                                        |
| Has Basement | Yes                                                      |
| Basement     | None, No Basement                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Brick, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 09         |

Condo Fee                    \$250

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