

## \$212,500 - 113 612 111 Street, Edmonton

MLS® #E4427631

**\$212,500**

2 Bedroom, 1.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

IS IT THE RITZ HOTEL or Heritage Valley Estates. This exciting 55+1 bed+den/bed condo w every amenity possible! You dont need to leave home to be entertained...indoor pool/hot tub, fitness centre, party room, workshop with every tool imaginable, billiards/games room, & library. There is a carwash in the underground parkade...where you have your own private storage locker & parking stall. This air-conditioned South facing 1+ 4pc bathroom + in-suite laundry + private patio w BBQ gas line hookup. Bright & cheerful w Berber carpets laminate floors, 9' ceilings rich maple cabinets with walk-in pantry & neutral decor make this a charming place to call home. Open floor plan includes great room, dining room, & kitchen is complete with spacious pantry, & generous counter space. This is a superior condo complex with a real sense of community! This is a handicap accessible building...including the pool! A hospitality suite for xtra guests @ \$35/night. Save-on/banking etc is merely steps away! ENJOY THE EASY LIFE!

Built in 2004

### Essential Information

MLS® # E4427631

Price \$212,500



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	113 612 111 Street
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R9

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Workshop, Storage Cage
Parking	Underground
Has Pool	Yes

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, Curtains and Blinds
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Public Transportation, Shopping Nearby, See Remarks
Roof	Concrete Tiles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	38
Zoning	Zone 55
Condo Fee	\$647

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