

## \$165,000 - 307 2311 119 Street, Edmonton

MLS® #E4449315

**\$165,000**

2 Bedroom, 1.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

~ GORGEOUS TOP FLOOR SOUTH FACING UNIT ~ 2 BEDROOMS, 1 BATH ~ OUTDOOR PARKING STALL ~ LOCATED in the PRESTIGIOUS COMMUNITY of BLUE QUILL

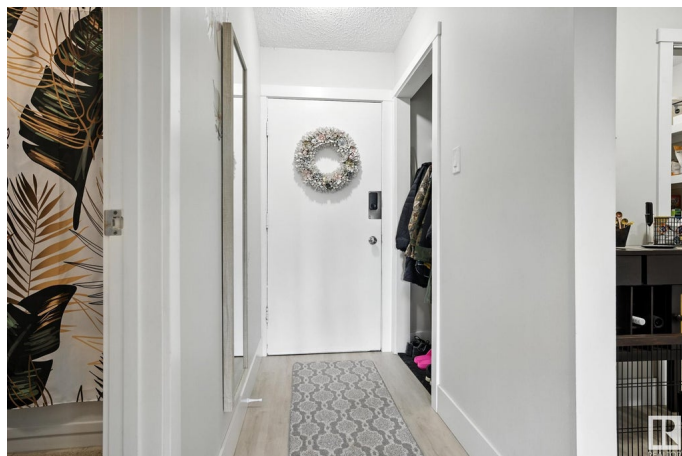
~ IN-SUITE LAUNDRY ~ BUILT in 1977 ~

Check out this renovated top floor unit with gorgeous vinyl plank throughout, fresh paint, newer kitchen with tons of cupboard space plus a huge pantry/storage. The kitchen has gorgeous newer countertops and nice backsplash. In-Suite Laundry with side by side appliances are included as well. There is 2 good sized bedrooms and a full bath as well. Perfect starter home or great for investment. Short commute to U of A and close to tons of shopping, restaurants, Whitemud Drive, and Anthony Henday Drive. Very short bus ride to the LRT. Nothing left to do but move in and enjoy.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449315  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 838       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 307 2311 119 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4E2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Television Connection |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 24th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 16 |
| Condo Fee      | \$566   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 5:47am MDT