

# **\$119,900 - 108 2545 116 Street, Edmonton**

MLS® #E4431033

**\$119,900**

2 Bedroom, 1.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Prepare to be impressed with this **SPACIOUS & UPGRADED 2 BEDROOM** with **PRIVATE FENCED PATIO, FACING THE PARK** in Blue Quill! You will immediately notice the **FRESH PAINT** and **LARGE UPGRADED WINDOWS** that allow so much **EXTRA LIGHT** to shine in. **SEAT 6** in the dining that opens to the **LARGE LIVING ROOM** with **NEW VINYL PLANK FLOORING** that easily holds a full size sofa, TV, and even your desk for working and or studying from home! Down the hall, you will find **2 GENEROUS BEDROOMS** with **VIEWES OF MATURE TREES**. The bedrooms have easy access to the bathroom with **UPGRADED TILE SURROUND**. The **STORAGE ROOM IS MASSIVE**, delivering even more **FLEXIBLE SPACE** that can be used as a pantry, home for your bike and snowboard, seasonal storage, and more! A **PET FRIENDLY**, and **WELL MANAGED CONDO COMMUNITY** that allows you to **LIVE YOUR BEST LIFE**, instead of spending gruelling hours with the lawn, snow removal, and home maintenance. Just **STEPS TO SHOPPING** and the **LRT**, with easy access to **U of A, Henday, & Downtown**. **WELCOME HOME TO THIS WINNER!**



Built in 1977

## **Essential Information**

MLS® #

E4431033

Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	108 2545 116 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3Z7

### Amenities

Amenities	Intercom, Parking-Plug-Ins, Security Door, Storage-In-Suite, See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 16
Condo Fee	\$501

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Listing information last updated on April 19th, 2025 at 4:32pm MDT