

\$178,000 - 11308 130 Avenue, Edmonton

MLS® #E4439696

\$178,000

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Condo / Townhouse on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to this beautifully kept 2-BEDROOM, 2 FULL BATHROOM home in Lauderdale. This cozy home offers the perfect blend of comfort and functionality, featuring a unique open-concept layout that seamlessly connects the kitchen to the living room. Thoughtfully designed with everyday convenience in mind, this home includes IN-SUITE LAUNDRY and 1 secure UNDERGROUND parking stall and STORAGE CAGE, adding ease and extra space. Every corner of this home reflects true care and pride of ownership. Whether you're a first-time buyer, downsizing, or simply looking for a peaceful place to call home, this gem is move-in ready and full of charm. Walking distance to Grand Trunk Fitness Centre and extremely close to downtown and many other amenities. This home is a MUST SEE!

Built in 1997

Essential Information

MLS® #	E4439696
Price	\$178,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1997



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

Community Information

Address	11308 130 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6L2

Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, Parking-Visitor, Patio, Secured Parking, Security Door, Vacuum System-Roughed-In, Storage Cage
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert, Tile Surround
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lauderdale School
Middle	St. Cecilia Catholic
High	Queen Elizabeth School

Additional Information

Date Listed	May 31st, 2025
Days on Market	16
Zoning	Zone 01
Condo Fee	\$487

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