

\$169,000 - 302 12205 111 Avenue, Edmonton

MLS® #E4438577

\$169,000

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

LOW \$/SQFT~INCREDIBLE LOCATION ~
SMART INVESTMENT - Location is everything
when choosing a great home and investment.
The Andorra is a newer condo for the area,
minutes from NAIT, Kingsway Mall, the
Kingsway LRT station, and best of all, just a
short walk to the 124th restaurant district.
Right outside your door is Linear Park and
Grads Park, a beautiful walk that leads you
right to the Brewery District and Unity Square
Mall where you will find everything you need,
plus some great restaurants. This home is
attractive for many reasons. It is one of the
lowest \$/sqft and at almost 1200 sqft, a great
layout, large windows that flood the home with
natural light and in suite laundry. The energy is
excellent and inviting. All of those things make
this home a great investment. 2 bedrooms, 2
full bathrooms makes this home perfect for
roommate's, guests or a home office. There's
a modern kitchen with tons of cabinet and
counter space and so much more. Hurry your
new home awaits!

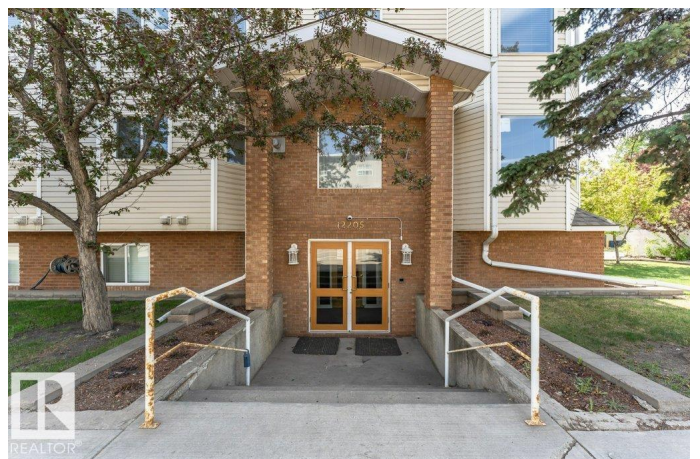
Built in 1992

Essential Information

MLS® # E4438577

Price \$169,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 12205 111 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2N2

Amenities

Amenities	Deck
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 26th, 2025
Days on Market	116
Zoning	Zone 07
Condo Fee	\$774

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 September 18th, 2025 at 11:02pm MDT