

## \$204,900 - 301 12205 111 Avenue, Edmonton

MLS® #E4423849

### \$204,900

2 Bedroom, 2.00 Bathroom, 1,198 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

WESTMOUNT is calling! You will LOVE living so close to everything fun in Edmonton! With some of the best restaurants and trendy shopping right around the corner on 124th St, this is the best part of urban living. This unit is beautiful and spacious. Great for entertaining with a big kitchen, cozy fireplace in the living room, awesome NW facing deck/balcony, and it's a corner end unit so you get tons of extra windows and light. Bedrooms are on complete opposite ends making it great for privacy and sharing, primary suite is abundant and quiet. Two full baths, in-suite laundry plus, Close to NAIT, Grant Macewan, Royal Alex Hospital, Brewery & Ice District, & the river valley. Perfect for students, professionals, retirees and investors. Building has new ELEVATOR and many other upgrades.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423849  |
| Price          | \$204,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,198     |
| Acres          | 0.00      |
| Year Built     | 1992      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 12205 111 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 2N2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Secured Parking, Security Door |
| Parking   | Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 39              |

|           |         |
|-----------|---------|
| Zoning    | Zone 07 |
| Condo Fee | \$499   |

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Listing information last updated on April 12th, 2025 at 8:17am MDT