

## \$130,000 - 101 3404 18 Avenue, Edmonton

MLS® #E4425219

**\$130,000**

2 Bedroom, 1.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

Daly Grove, Edmonton, AB

**RENOVATED! NEW APPLIANCES! SOUTH FACING!** Welcome to this charming main level 2 bedroom 1 bath unit, located just across from the Laurel neighbourhood. Step inside to NEW flooring and paint throughout. The updated kitchen features a BRAND NEW fridge and dishwasher, plus space for a full-sized dining table. The bright, south-facing living area provides ample sunlight through the patio doors, perfect for relaxing. Both bedrooms have new carpeting and south-facing windows, ensuring plenty of natural light. The centrally located, updated bathroom boasts fresh tiles and cabinets. Enjoy your generously sized, south-facing patio on the main floor, creating the feeling of your own small backyard. Additionally there is a large storage room with built-in shelves to keep everything organized! Don't miss out on this fantastic opportunity!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425219  |
| Price          | \$130,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 786       |



|            |                       |
|------------|-----------------------|
| Acres      | 0.00                  |
| Year Built | 1982                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Lowrise Apartment     |
| Style      | Multi Level Apartment |
| Status     | Active                |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 101 3404 18 Avenue |
| Area        | Edmonton           |
| Subdivision | Daly Grove         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 3C2            |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | Front Porch |
| Parking   | Stall       |

### **Interior**

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                            |
| # of Stories | 4                                                 |
| Stories      | 4                                                 |
| Has Basement | Yes                                               |
| Basement     | None, No Basement                                 |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Stucco                   |
| Exterior Features | Back Lane, Landscaped, Schools |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Stucco                   |
| Foundation        | Concrete Perimeter             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 29          |

Condo Fee                    \$542

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Listing information last updated on April 19th, 2025 at 7:17pm MDT