

## \$125,000 - 101 3404 18 Avenue, Edmonton

MLS® #E4425219

**\$125,000**

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	\$125,000
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	88
Zoning	Zone 29

Condo Fee                    \$542

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 June 8th, 2025 at 8:17pm MDT