# $225,000 - 41 2204 118 Street, Edmonton

MLS® #E4431698

## $225,000

3 Bedroom, 1.00 Bathroom, 1,042 sqft
Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Ready to move in and enjoy. This 3 bedroom carriage home has the desirable feature of no upstairs unit, enjoy the quiet setting. Most amenities are are close by, schools, medical services and transportation including Century Park LRT within blocks. The Kinsman arenas and Terwillegar Rec Center are both close by as well as walking trails. This complex has maintained a low condo fee even after updating the external parts of the complex in recent years. This is a great value.

Built in 1979







## Essential Information

| | |
|---|---|
| MLS® # | E4431698 |
| Price | $225,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,042 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Condo / Townhouse |
| Sub-Type | Carriage |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 41 2204 118 Street |
| Area | Edmonton |
| Subdivision | Skyrattler |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 5K2 |

## Amenities

| | |
|---|---|
| Amenities | Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking | Stall |

## Interior

| | |
|---|---|
| Appliances | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

## Exterior

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Landscaped, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | April 18th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 16 |
| Condo Fee | $287 |