

# **\$184,900 - 304 11308 130 Avenue, Edmonton**

MLS® #E4452288

**\$184,900**

2 Bedroom, 2.00 Bathroom, 1,115 sqft

Condo / Townhouse on 0.00 Acres

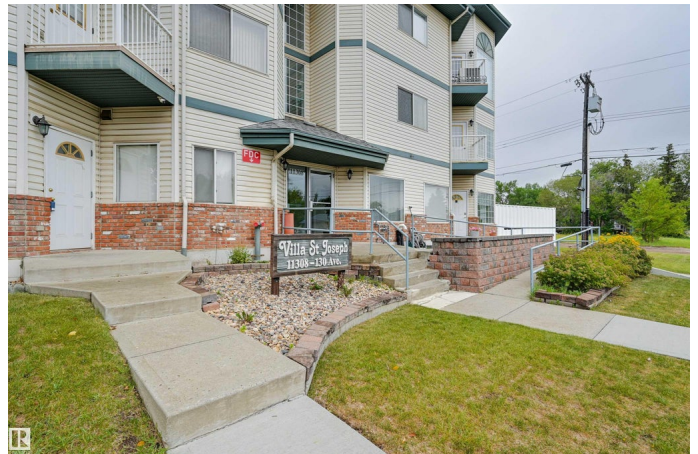
Lauderdale, Edmonton, AB

Welcome home to this spacious TOP FLOOR 1115 sq.ft. 2 bedroom 2 ensuite bathroom condo in VILLA ST. JOSEPH conveniently located close to transportation, Grand Trunk Fitness Centre, shopping & quick access to Downtown. This BRIGHT CORNER UNIT has an open concept layout with the kitchen open to the living area that has vaulted ceilings, a gas fireplace & access to a west facing balcony. The primary suite has a Murphy bed, 4 piece ensuite bathroom, walk-in closet & access to the large west facing balcony. The second bedroom has a 3 piece ensuite with a large walk-in shower, walk-in closet & access to the west facing deck. Laundry/storage room. Included is the fridge, glass top stove, built-in microwave, dishwasher & INSUITE WASHER & DRYER. TANDEM TITLED UNDERGROUND PARKING with room for 2 cars & one storage locker. Visitor parking. This 40+ condo is a great place to call home.

Built in 1997

## **Essential Information**

MLS® #	E4452288
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,115
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

### Community Information

Address	304 11308 130 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6L2

### Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 9th, 2025
Days on Market	1
Zoning	Zone 01
Condo Fee	\$493

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Listing information last updated on August 10th, 2025 at 7:47pm MDT