

## \$212,500 - 113 612 111 Street, Edmonton

MLS® #E4427631

**\$212,500**

2 Bedroom, 1.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

IS IT THE RITZ HOTEL or Heritage Valley Estates. This exciting 55+1 bed+den/bed condo w every amenity possible! You dont need to leave home to be entertained...indoor pool/hot tub, fitness centre, party room, workshop with every tool imaginable, billiards/games room, & library. There is a carwash in the underground parkade...where you have your own private storage locker & parking stall. This air-conditioned South facing 1+ 4pc bathroom + in-suite laundry + private patio w BBQ gas line hookup. Bright & cheerful w Berber carpets laminate floors, 9' ceilings rich maple cabinets with walk-in pantry & neutral decor make this a charming place to call home. Open floor plan includes great room, dining room, & kitchen is complete with spacious pantry, & generous counter space. This is a superior condo complex with a real sense of community! This is a handicap accessible building...including the pool! A hospitality suite for xtra guests @ \$35/night. Save-on/banking etc is merely steps away! ENJOY THE EASY LIFE!

Built in 2004

### Essential Information

MLS® # E4427631

Price \$212,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 848                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 113 612 111 Street |
| Area        | Edmonton           |
| Subdivision | Macewan            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1R9            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Workshop, Storage Cage |
| Parking   | Underground  |
| Has Pool  | Yes  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, Curtains and Blinds |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Concrete Tiles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 55          |
| Condo Fee      | \$647            |

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Listing information last updated on May 3rd, 2025 at 6:32am MDT