

## \$119,900 - 207 6307 118 Avenue, Edmonton

MLS® #E4438927

**\$119,900**

2 Bedroom, 1.00 Bathroom, 772 sqft

Condo / Townhouse on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Bright and Beautiful. Super investment property with In-Suite Laundry and Brand New Dishwasher. This spacious 2 bedroom condo is in lovely Highlands. Freshly painted, with plenty of cupboard space and a dining room area. Laminate flooring throughout. Balcony on the northside provides for cool summer evenings. Comes with an assigned parking space in the rear. Public Transport out front.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438927               |
| Price          | \$119,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 772                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 207 6307 118 Avenue |
| Area    | Edmonton            |



|             |                      |
|-------------|----------------------|
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 1G2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Smoking Home, Security Door, Vinyl Windows |
| Parking   | Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 09        |
| Condo Fee      | \$441          |

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 16th, 2025 at 11:32am MDT