

# \$109,900 - 305 5316 118 Avenue, Edmonton

MLS® #E4462672

**\$109,900**

2 Bedroom, 1.00 Bathroom, 869 sqft  
Condo / Townhouse on 0.00 Acres

Newton, Edmonton, AB

Looking for your first home or a smart investment? Youâ€™ve found it! This bright and welcoming two-bedroom condo is the perfect mix of comfort and convenience. Enjoy UNDERGROUND PARKING, same-floor laundry, and a large private deck thatâ€™s perfect for morning coffee or relaxing after a long day. The walk-through kitchen opens into a cozy dining and living area, making it easy to entertain or simply unwind. Both bedrooms are bright, quiet, and comfortable, tucked away on the peaceful north side of the building. Youâ€™ll love the easy access to transit, schools, shopping, and parks, plus itâ€™s just a quick drive to the Yellowhead and downtown. This condo could be your affordable way to start building your future and finally have a place to call your own!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462672  |
| Price          | \$109,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 869       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 5316 118 Avenue |
| Area        | Edmonton            |
| Subdivision | Newton              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 1C4             |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Parking-Visitor, Security Door, See Remarks |
| Parking   | Underground                                                                      |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                              |
| # of Stories | 4                                                                                   |
| Stories      | 1                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | None, No Basement                                                                   |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                          |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Highlands School K-6   |
| Middle     | Highlands School 7-9   |
| High       | East Glen School 10-12 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 06            |
| Condo Fee      | \$432              |

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Listing information last updated on October 25th, 2025 at 8:32am MDT