

## **\$190,000 - 404 13450 114 Avenue, Edmonton**

MLS® #E4450895

**\$190,000**

2 Bedroom, 1.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Very convenient location with all services within walking distance. Quiet, very well-maintained, adult only 50+ building, perfect place to enjoy your autumn years. Many social activities throughout the year, exercise room, guest suite, craft/library room rentable space for special events.

Underground parking stall, carwash and extra secure storage. This 2-bedroom, top-floor unit has plenty of natural light. Private balcony facing a treeline, central air conditioning to keep the unit cool on summer days. Durable ceramic tile and light maple hardwood floors in kitchen, dining and living room. Corner gas fireplace surrounded by large windows gives it a traditional, cozy feel. Plenty of room for a large table in the dining nook. U-shaped kitchen boasts Oak cabinets and white appliances. In-suite laundry/storage for all your extras and full-size washer and dryer. Double closet in the hallway that leads to a large full bath, providing plenty of space to maneuver, deep soaker tub with grip bars and linen closet.

Built in 1996

### **Essential Information**

MLS® # E4450895

Price \$190,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 882                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 404 13450 114 Avenue |
| Area        | Edmonton             |
| Subdivision | Woodcroft            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 4C4              |

### Amenities

|                |                                                                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                         |
| Parking        | Heated, Stall, Underground                                                                                                                                                                                |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | In Floor Heat System, Natural Gas                                                                                |
| Fireplace    | Yes                                                                                                              |
| Fireplaces   | Corner                                                                                                           |
| # of Stories | 4                                                                                                                |
| Stories      | 1                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | None, No Basement                                                                                                |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                        |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stucco                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                  |

### **School Information**

|      |                      |
|------|----------------------|
| High | Ross Sheppard School |
|------|----------------------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 112              |
| Zoning         | Zone 07          |
| Condo Fee      | \$580            |

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