

## **\$112,900 - 309 18204 93 Avenue, Edmonton**

MLS® #E4442315

**\$112,900**

1 Bedroom, 1.00 Bathroom, 692 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

This one needs to be viewed to truly appreciate the value! At just under 700 sq. feet, this bright and spacious 1-bedroom unit is move-in ready with new carpet, new kitchen countertops, and fresh paint throughout. The amazing layout of this home provides tons of storage and features a large living area and balcony, galley kitchen with walk-in pantry, large bedroom and cleverly designed bathroom. Belmead Manor is a quiet, clean and secure building that has seen many capital upgrades over the years, making it a wise investment choice. And the location! Bus stop and Belmead Park/School across the street, only blocks to both West Edmonton Mall and one of the future LRT stops, and quick access to all major routes. As rental rates and property values continue to rise, this property with low condo fees delivers quality at an affordable price point. There is still a fantastic opportunity to build equity here, come take a look for yourself.

Built in 1979

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4442315  |
| Price     | \$112,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 692                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 309 18204 93 Avenue |
| Area        | Edmonton            |
| Subdivision | Belmead             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2V2             |

### Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall                                                                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                            |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                           |
| Construction      | Wood, Stucco, Vinyl                                                            |
| Foundation        | Slab                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 20         |
| Condo Fee      | \$392           |



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Listing information last updated on August 8th, 2025 at 4:48pm MDT