

# \$224,900 - 18 18305 89 Avenue, Edmonton

MLS® #E4427426

## \$224,900

3 Bedroom, 1.50 Bathroom, 1,062 sqft  
Condo / Townhouse on 0.00 Acres

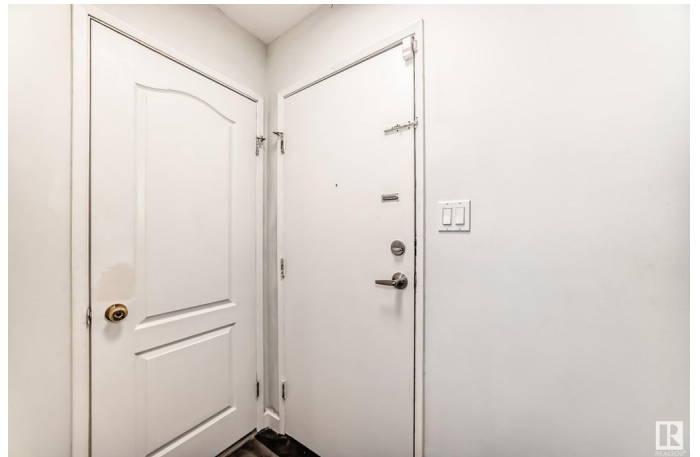
Belmead, Edmonton, AB

This warm and inviting home is perfect for families! With 3 spacious bedrooms, a finished basement, and a fully fenced yard, thereâ€™s plenty of room for everyone to enjoy. The bright and open living room flows into the kitchen and dining area, creating the perfect space for family gatherings. Large windows fill the home with natural light, making it feel bright and welcoming. Upstairs, youâ€™ll find three generously sized bedrooms and a full 4-piece bathroom. The finished basement offers a fantastic rec room, a den, a laundry area, and plenty of storage space. Located in a well-maintained complex, this home is just minutes from West Edmonton Mall, great schools, and has easy access to the Anthony Henday. Plus, condo fees include heat and water, and the unit comes with a convenient parking stall right outside the door. A wonderful place for your family to call home!

Built in 1976

### Essential Information

MLS® #	E4427426
Price	\$224,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,062
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	18 18305 89 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1X2

### **Amenities**

Amenities	Parking-Visitor
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
-------------	------------------

Days on Market	12
Zoning	Zone 20
Condo Fee	\$599

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 April 6th, 2025 at 7:47pm MDT