

Courtesy Of James J Knull Of Exp Realty

# \$194,900 - 117 11511 27 Avenue, Edmonton

MLS® #E4425094

**\$194,900**

2 Bedroom, 1.50 Bathroom, 861 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this beautifully renovated 2-bedroom corner unit in a sought-after South Side neighborhood! This stylish condo is bathed in natural light, thanks to its prime corner location, creating an inviting and airy atmosphere. The spacious open layout is perfect for relaxing or entertaining, with all-new modern finishings throughout. The plush carpeted bedrooms offer a cozy retreat, and the primary bedroom features an ensuite half bath for added convenience. The kitchen flows seamlessly into the living space, leading to a large balcony, ideal for morning coffee or evening relaxation. In-suite laundry makes daily living effortless. Enjoy the security of underground parking, with your stall in a great location. Situated in a popular neighborhood with quick access to amenities, major traffic routes, and LRT transit, this home combines style, comfort, and convenience. Don't miss this bright, modern, and move-in-ready condo!

Built in 2003

## Essential Information

MLS® #	E4425094
Price	\$194,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	861
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	117 11511 27 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7J8

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor, See Remarks
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Hillside, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	30
Zoning	Zone 16
Condo Fee	\$489

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 10th, 2025 at 10:18am MDT