

Courtesy Of Jenny E Hansen Of Real Broker

# \$178,000 - 11308 130 Avenue, Edmonton

MLS® #E4439696

**\$178,000**

2 Bedroom, 2.00 Bathroom, 1,083 sqft  
Condo / Townhouse on 0.00 Acres

Lauderdale, Edmonton, AB

Welcome to this beautifully kept 2-BEDROOM, 2 FULL BATHROOM home in Lauderdale. This cozy home offers the perfect blend of comfort and functionality, featuring a unique open-concept layout that seamlessly connects the kitchen to the living room. Thoughtfully designed with everyday convenience in mind, this home includes IN-SUITE LAUNDRY and 1 secure UNDERGROUND parking stall and STORAGE CAGE, adding ease and extra space. Every corner of this home reflects true care and pride of ownership. Whether you're a first-time buyer, downsizing, or simply looking for a peaceful place to call home, this gem is move-in ready and full of charm. Walking distance to Grand Trunk Fitness Centre and extremely close to downtown and many other amenities. This home is a MUST SEE!

Built in 1997

## Essential Information

MLS® #	E4439696
Price	\$178,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1997



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

### **Community Information**

Address	11308 130 Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6L2

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, Parking-Visitor, Patio, Secured Parking, Security Door, Vacuum System-Roughed-In, Storage Cage
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert, Tile Surround
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Lauderdale School
Middle	St. Cecilia Catholic
High	Queen Elizabeth School

## Additional Information

Date Listed	May 31st, 2025
Days on Market	16
Zoning	Zone 01
Condo Fee	\$487

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 June 16th, 2025 at 4:47am MDT