

## \$188,900 - 6 2204 118 Street, Edmonton

MLS® #E4443209

**\$188,900**

2 Bedroom, 1.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Welcome to this RENOVATED top-floor 2-bedroom unit in the quiet and well-maintained complex of Quail Ridge. Brand new kitchen and bathroom with granite counter tops, new paint and new vinyl flooring. You'll be greeted by a spacious living room featuring wood fireplace. Dining area leads into the kitchen, and a large walk-in pantry. The washer and dryer are conveniently located in the hallway. The bright and generously sized primary bedroom, next to the second bedroom—both just across from a 4-piece bathroom. Step out onto your private deck with a view of the ravine! Convenience of a storage unit located right beside the entryway. New hot water tank. An assigned parking stall is located directly in front of the stairs. Plenty of visitor parking. This fantastic location is nestled along the Blackmud Creek Ravine, offering access to beautiful walking trails, and is close to shopping, and schools.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443209  |
| Price      | \$188,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 941               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 2204 118 Street |
| Area        | Edmonton          |
| Subdivision | Skyrattler        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 5K2           |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-Locker Room |
| Parking   | Stall                                                                       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Tile Surround                                                              |
| # of Stories | 2                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                48  
Zoning                              Zone 16  
Condo Fee                        \$248

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