# \$174,500 - 302 13450 114 Avenue, Edmonton

MLS® #E4427932

## \$174,500

1 Bedroom, 1.00 Bathroom, 881 sqft Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Pride of ownership is clearly evident as you enter this freshly painted & upgraded one bedroom & den in the Californian Manor! The open concept layout is spacious with lots of room to enjoy & entertain! Upon entering the suite you have the laundry room to the left with newly installed interlock vinyl tiling, large oak kitchen to the right that looks out to the combined dining/living room area with ceiling fan & gas f/p with beautiful laminate floors! The patio doors lead out to a treelined view. From living area you step into the open & airy den/TV room (potential of 2nd bedroom if wall closed). The master bedroom is spacious with ceiling fan & laminate floors & lovely walk in closet. The 4 piece bath is bright & spacious. This 50+ condo has a social room, craft room, exercise room, car wash bay in u/g parkade & added bonus of a one bedroom guest suite that owners can rent out for their guests!The condo has a social committee which hosts a lot of events throughout the year for all the owners to enjoy!

Built in 1996

# **Essential Information**

MLS® # E4427932 Price \$174,500

Bedrooms 1







Bathrooms 1.00

Full Baths 1

Square Footage 881

Acres 0.00

Year Built 1996

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 302 13450 114 Avenue

Area Edmonton
Subdivision Woodcroft
City Edmonton
County ALBERTA

Province AB

Postal Code T5M 4C4

### **Amenities**

Amenities Car Wash, Exercise Room, Guest Suite, Intercom, No Animal Home, No

Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social

Rooms, Sprinkler System-Fire, Storage-Locker Room

Parking Spaces 1

Parking Heated, Stall, Underground

Interior

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Intercom,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings, See Remarks

Heating In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan, Mantel

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Golf Nearby, Public Transportation, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 201

Zoning Zone 07

Condo Fee \$580

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