

Courtesy Of Roxanne Litwyn Of Initia Real Estate

\$219,880 - 5816 118 Avenue, Edmonton

MLS® #E4427444

\$219,880

2 Bedroom, 2.50 Bathroom, 1,109 sqft
Condo / Townhouse on 0.00 Acres

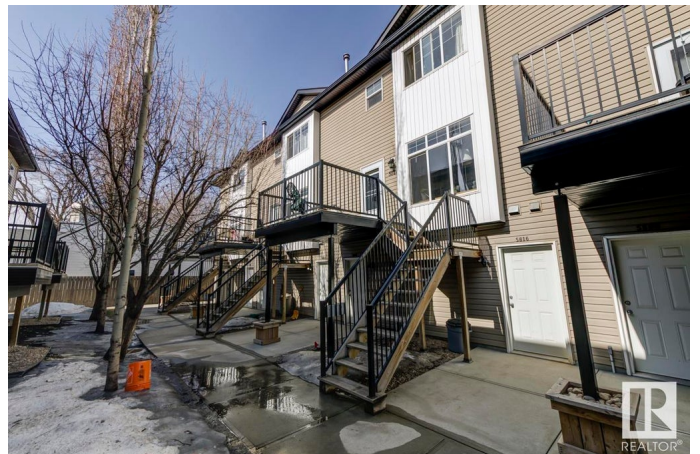
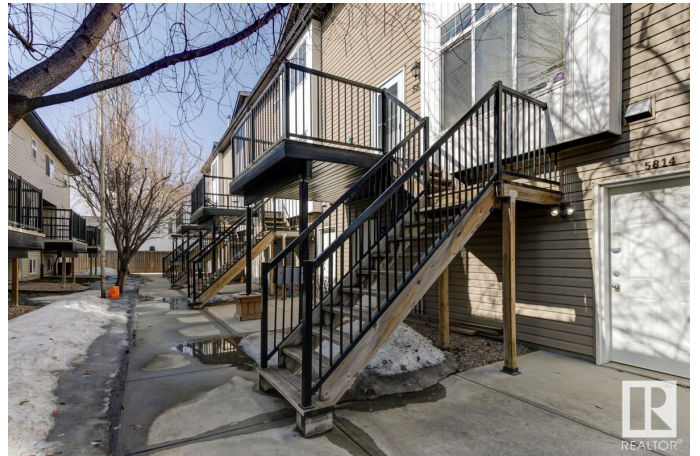
Montrose (Edmonton), Edmonton, AB

Fantastic location for this original owner, 2 bedroom, 2.5 bath, 2 story townhouse in Montrose Gardens. Very welcoming courtyard in this 8 unit complex that was built in 2008. You will enter the home from the upper level deck/balcony, which is great for barbeques, or to just sit and enjoy this south exposure unit. Freshly painted, bright, sunny and open layout. Gas fireplace in living area, which is adjacent to the dining area, and an open kitchen with access to another balcony. Main floor laundry /pantry area, and ample under stairs storage. Main floor 2 piece bath. On the second level, there are 2 generous bedrooms, including a 4 piece en-suite off the primary bedroom and a 3 piece en-suite off the second bedroom. Heated attached single garage, with additional storage, and an additional stall behind garage. Close to transportation, City of Edmonton Pools, schools and easy access to shopping. The Highlands neighborhood and the beautiful River Valley are less than 10 minute walk or bike ride away!

Built in 2008

Essential Information

| | |
|----------|-----------|
| MLS® # | E4427444 |
| Price | \$219,880 |
| Bedrooms | 2 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,109 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 5816 118 Avenue |
| Area | Edmonton |
| Subdivision | Montrose (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 1E4 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Off Street Parking, Deck, See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Attached, See Remarks |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 06 |
| Condo Fee | \$288 |

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Listing information last updated on April 9th, 2025 at 7:17pm MDT