

## \$109,999 - 209 8021 115 Av Nw, Edmonton

MLS® #E4433909

### \$109,999

2 Bedroom, 1.00 Bathroom, 830 sqft  
Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Great opportunity for investors or first time homeowners! This 2 bedroom condo is ideally located, close to DOWNTOWN and LRT station! This condo has 2 spacious bedroom, one full bathroom, kitchen with a lots of storage including a large storage room/pantry with your IN-SUITE laundry. The large living room is bright with west facing windows and leads out to a HUGE balcony facing west, perfect for soaking up the sun (new SHADES installed) and overlooks a quiet street with MATURE TREES! One covered parking stall. CONDO FEES include HEAT and WATER! Come take a look!

Built in 2003

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433909               |
| Price          | \$109,999              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 830                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 209 8021 115 Av Nw  |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W7             |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Single Carport                                                                 |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                     |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 47            |
| Zoning         | Zone 05       |
| Condo Fee      | \$555         |

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Listing information last updated on June 16th, 2025 at 9:47pm MDT