# \$145,000 - 102 9323 105 Avenue, Edmonton

MLS® #E4436230

#### \$145,000

2 Bedroom, 1.00 Bathroom, 940 sqft Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

AIR BnB FRIENDLY! Welcome to one of the largest units in Cona Court with this 2 bedroom, 1 bathroom that has been tastefully renovated with a chef inspired kitchen, renovated bathroom, and newer appliances. The entire unit has been freshly painted as well! This ideal layout provides you with two very large bedrooms, with adjacent bathroom that's beside a large storage area that houses your in-suite washer and dryer! The home then opens up to its combined kitchen, dining and living room areas which makes it great for entertaining! The unit itself is quite private and contained within the complex, sharing the hallway with only one other unit. Parking Stall is covered and directly in front of the exit door which is just steps from the unit itself. Cona Court is located in the heart of downtown - 5 min drive to Rogers Place, 5 min walk to the Stadium, and a few blocks away from Edmonton's beautiful River Valley and Trails. Well managed and pet friendly complex.







Built in 1979

#### **Essential Information**

| MLS® #    | E4436230  |
|-----------|-----------|
| Price     | \$145,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

| Full Baths     | 1                      |
|----------------|------------------------|
| Square Footage | 940                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

Construction

| AreaEdmontonSubdivisionBoyle StreetCityEdmontonCountyALBERTAProvinceABPostal CodeT5H 0J7AmenitiesAmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorStallAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories1AssementYesBasementYesBasementNone, No BasementExteriorWood, Metal, Stucco, VinylExterior Feature,Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>RemarksRoofTar & am; Gravel  | Address           | 102 9323 105 Avenue   |
|---|-------------------|---|
| CityEdmontonCountyALBERTAProvinceABPostal CodeT5H 0J7AmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorStallAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories4Stories1Has BasementYesBasementVesExteriorWood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | Area              | Edmonton  |
| CountyALBERTAProvinceABPostal CodeT5H 0J7AmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorStallAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories4Stories1Has BasementYesBasementVesBasementWood, Metal, Stucco, VinylExteriorBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Subdivision       | Boyle Street  |
| ProvinceABPostal CodeT5H 0J7AmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorInteriorAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories1Has BasementYesBasementNone, No BasementExteriorWood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | City              | Edmonton  |
| Postal CodeT5H 0J7AmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Door, Security Personnel, Security<br>Personnel, Security Door, Security Personnel, Security<br>Personnel, Security Personnel, Security<br>Personnel, Security Door, Security Personnel, Security<br>Personnel, Security Personnel, Security Personnel, Security<br>Personnel, Security Personnel, Security Personnel, Security<br>Personnel, Security Personnel, Security Personnel, Security Personnel, Security<br>Personnel, Security Personnel, S | County            | ALBERTA   |
| AmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorIsinwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories4Stories1Has BasementYesBasementVesExteriorWood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | Province          | AB  |
| AmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking<br>Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorInteriorAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water¥ of Stories4Stories1Has BasementYesBasementYesBasementNone, No BasementExteriorWood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Postal Code       | T5H 0J7   |
| Home, Parking-Plug-Ins, Security Door, Security Personnel, Security<br>Window BarsParkingStallInteriorImage: Stal Stal Stal Stal Stal Stal Stal Stal  | Amenities         |   |
| InteriorAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories4Stories1Has BasementYesBasementNone, No BasementExteriorWood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | Amenities         | Home, Parking-Plug-Ins, Security Door, Security Personnel, Security |
| AppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories4Stories1Has BasementYesBasementNone, No BasementExteriorVood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | Parking           | Stall   |
| HeatingStove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories4Stories1Has BasementYesBasementNone, No BasementExteriorVood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Interior          |   |
| # of Stories4Stories1Has BasementYesBasementNone, No BasementExteriorVood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | Appliances        | -   |
| Stories1Has BasementYesBasementNone, No BasementExteriorVood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Heating           | Baseboard, Hot Water, Water   |
| Has BasementYes<br>None, No BasementExteriorVond, Metal, Stucco, Vinyl<br>Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks   | # of Stories      | 4   |
| BasementNone, No BasementExteriorWood, Metal, Stucco, Vinyl<br>Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Stories           | 1   |
| ExteriorWood, Metal, Stucco, VinylExterior FeaturesBack Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Has Basement      | Yes   |
| Exterior Wood, Metal, Stucco, Vinyl<br>Exterior Features Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See<br>Remarks  | Basement          | None, No Basement   |
| Exterior Features Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See Remarks  | Exterior          |   |
| Remarks   | Exterior          | Wood, Metal, Stucco, Vinyl  |
| Roof Tar & Gravel   | Exterior Features |   |
|   | Roof              | Tar & Gravel  |

Wood, Metal, Stucco, Vinyl

### **Additional Information**

| Date Listed    | May 13th, 2025 |
|----------------|----------------|
| Days on Market | 34             |
| Zoning         | Zone 13        |
| Condo Fee      | \$522          |

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Listing information last updated on June 16th, 2025 at 6:17pm MDT