

## \$114,900 - 2 11604 112 Avenue, Edmonton

MLS® #E4445563

**\$114,900**

2 Bedroom, 1.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Prince Rupert, Edmonton, AB

Welcome to this nicely renovated top-floor condo in the quiet, centrally located community of Prince Rupert. Just minutes from Downtown, NAIT, MacEwan University, and the Royal Alexandra Hospital, this spacious 2-bedroom unit offers unbeatable convenience. The thoughtfully designed floor plan features a generous entryway and open living space, with every window offering peaceful views of the landscaped courtyard. Located in a well-maintained, self-managed building, with condo fees that cover heat, water/sewer & your parking stall. Whether you're a first-time buyer, a student, or an investor, this unit is a fantastic opportunity to own in a quiet, well-connected neighbourhood.

Built in 1953

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445563          |
| Price          | \$114,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 1953              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2 11604 112 Avenue |
| Area        | Edmonton           |
| Subdivision | Prince Rupert      |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5G 0H7            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, Security Door |
| Parking   | Stall                                            |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Wood, Brick, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Westmont School      |
| Middle     | Spruce Avenue School |
| High       | Victoria School      |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

Days on Market     88  
Zoning                Zone 08  
Condo Fee           \$530

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