

## \$199,800 - 306 11511 27 Avenue, Edmonton

MLS® #E4465017

**\$199,800**

2 Bedroom, 2.00 Bathroom, 907 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Turn-key investment opportunity! Have you been thinking about growing your portfolio? Now is the time and Edmonton is one of the best cities in Canada to invest in. Choose to purchase one or more of these strong, cash-flowing properties, each sold with a reliable long-term tenant already in place. Located in a highly desirable area, this modern and exceptionally maintained building offers exceptional value and peace of mind. This bright corner unit is one of the best in the building, featuring an open-concept kitchen, spacious dining and living areas and plenty of natural light with large windows and wrap around balcony. With 2 bedrooms, 2 bathrooms, in suite laundry and secure underground parking, it's the perfect blend of comfort and convenience. Professionally managed with an on-site manager and world-class security, this is a worry-free investment in a thriving community. Easy access to the Henday, Whitemud, shopping, restaurants, schools and parks. Strong 5% cap rate - don't miss out!

Built in 2019

### Essential Information

MLS® # E4465017

Price \$199,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 907                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 11511 27 Avenue |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7J8             |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Underground                                                                                       |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 16            |
| Condo Fee      | \$514              |

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Listing information last updated on November 18th, 2025 at 9:32pm MST