

# \$115,800 - 306 2545 116 Street, Edmonton

MLS® #E4458870

## \$115,800

1 Bedroom, 1.00 Bathroom, 628 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

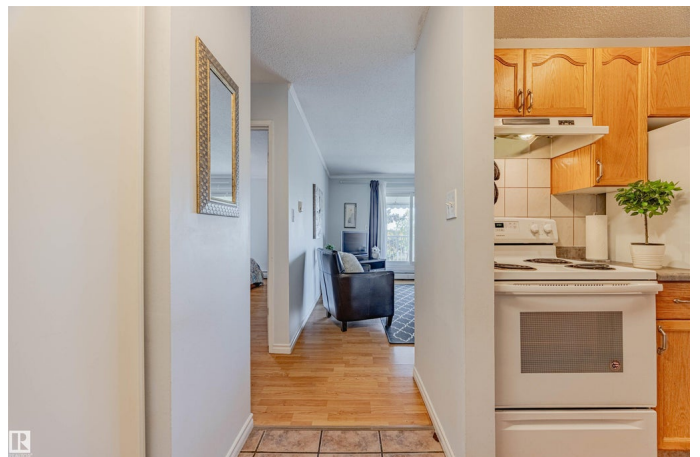
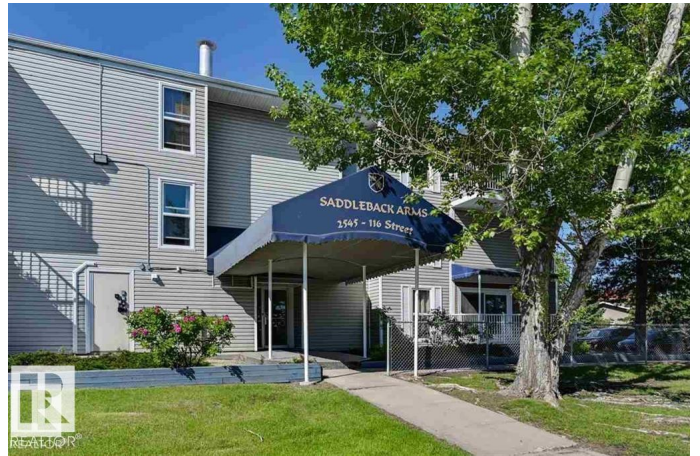
Top-Floor suite with Park Views â€œ Move-In Ready or Investment Opportunity Welcome to this bright and spacious top-floor one-bedroom condo in a quiet, well-managed building with LOW CONDO FEES. Perfect for first-time buyers, downsizers, or investorsâ€”this unit is move-in ready, or easily rentable. Enjoy a thoughtfully designed living space featuring: A sun-filled layout with large windows and a private balcony overlooking a peaceful parkâ€”well-maintained, fresh paint, and upgraded plumbing (2024). The building has seen recent upgrades, including Newer balconies, windows, and a roof, ensuring long-term peace of mind, and an assigned parking stall with a plug-in for your convenience. It is located in a prime area with direct access to the University of Alberta, Whitemud Drive, and Anthony Henday. Just steps from public transit, LRT, shopping, medical services, the Century Park Rec Centre, and scenic walking trails. A rare opportunity to own a well-maintained top-floor suite in a super location.

Built in 1977

## Essential Information

MLS® # E4458870

Price \$115,800



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	628
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	306 2545 116 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3Z7

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 22nd, 2025  
Zoning                              Zone 16  
Condo Fee                         \$333

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Listing information last updated on September 23rd, 2025 at 2:02am MDT