

# \$139,900 - 102 11825 71 Street, Edmonton

MLS® #E4457297

## \$139,900

2 Bedroom, 1.00 Bathroom, 682 sqft  
Condo / Townhouse on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this stylish and modern 2-bedroom, 1-bathroom condo offering the perfect balance of comfort, convenience, and investment potential. The open-concept layout is enhanced by a fully equipped kitchen with peninsula, contemporary light fixtures, and vinyl plank flooring throughout. The bathroom showcases sleek, modern finishes, complementing the home’s fresh and inviting design. This condo is move-in ready, making it ideal for first-time buyers or investors alike. Situated in a vibrant and well-connected neighborhood, it is poised to benefit from an exciting upcoming redevelopment project, further elevating both lifestyle and future value. With its combination of modern features, location, and investment opportunity, this property is the perfect choice for those seeking stylish urban living with exceptional potential.



Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457297  |
| Price          | \$139,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 682       |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2000                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 11825 71 Street |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1W4             |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck, Parking-Plug-Ins, Parking-Visitor, Storage Cage |
| Parking   | Stall                                                 |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                           |
| # of Stories | 4                                                                                   |
| Stories      | 1                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | None, No Basement                                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                      |
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Transportation |
| Roof              | Tar & Gravel                                            |
| Construction      | Wood, Brick, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 06              |

Condo Fee

\$416



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