

## **\$84,800 - 408 18204 93 Avenue, Edmonton**

MLS® #E4430662

**\$84,800**

1 Bedroom, 1.00 Bathroom, 695 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Attention investors! Great opportunity! WEM block away/ Walking distance to WEST EDMONTON MALL! Excellent Belmead location! Positive cash flow for investor, or cheaper than rent for first time buyer. 1BR, large closet, full bath, quiet top floor, comes with a parking install. This spacious apartment at the top floor has a rare amazing city view. Tons of natural light, Nice kitchen with pantry, huge living space and a huge primary bedroom. Located near to shopping, public transportation, schools, playgrounds and countless other amenities. Perfect for any investor or first time buyer. It's currently under renovations by condominium board management/insurance after a water damage. Pictures from before are provided to give ideas. It needs to be unconditional offer, selling As Is Where Is.

Built in 1979

### **Essential Information**

|                |          |
|----------------|----------|
| MLS® #         | E4430662 |
| Price          | \$84,800 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 695      |
| Acres          | 0.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 408 18204 93 Avenue |
| Area        | Edmonton            |
| Subdivision | Belmead             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 4K6             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 20          |

Condo Fee                    \$398

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