

Courtesy Of Tyler J Suchan Of RE/MAX River City

## \$329,000 - 204 11140 68 Avenue, Edmonton

MLS® #E4432214

**\$329,000**

2 Bedroom, 2.00 Bathroom, 959 sqft  
Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Fantastic 2 bed/2 bath condo in the desirable Park One West building. This Corner unit a a CONCRETE building has all brand new floors and loads of privacy. Located in Parkallen this home features granite counters, s.s. appliances, a large living area w/corner gas fireplace, central A/C, and a massive deck. Good sized primary suite w/walk-in closet and 3-pc ensuite, second bedroom close to 4-pc bath, laundry/storage area, with titled underground parking and an extra storage cage in front of that! The building also has an exercise room on the 2nd floor (same as his unit), meeting/social room on the 3rd floor). Located across from a park and minutes to the U of A, Whyte Avenue, and public transit. This is a great investment in one of Edmonton's best mature neighborhoods!

Built in 2005

### Essential Information

MLS® #	E4432214
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2005



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 11140 68 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2C2

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Water Instant, Intercom, No Animal Home, No Smoking Home, Storage-In-Suite, Storage Cage
Parking	Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Corner Lot, Low Maintenance Landscape, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 9

Zoning Zone 15

Condo Fee \$678

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 8:02pm MDT