

**\$137,500 - 311 18204 93 Avenue, Edmonton**

MLS® #E4451087

**\$137,500**

2 Bedroom, 1.50 Bathroom, 947 sqft  
Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Fantastic, turn-key investment opportunity!  
Immediate cash-flow here, with great tenants in place until May 2026. At almost 950 square feet, this bright and spacious 2-bedroom/1.5 bath unit has tons of living and storage space. Some features include new carpet and fresh paint in 2024, and a large south facing balcony. This building with a strong reserve fund has seen many upgrades over the recent years, such as vinyl siding (2010), windows, patio doors and boiler system (2012), security system (2018) and roof (2023). Add in the quiet location close to schools, West Edmonton Mall and transit routes you will hard pressed to find a better investment option at this price point. Come take a look.

Built in 1979

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4451087  |
| Price          | \$137,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 947       |
| Acres          | 0.00      |
| Year Built     | 1979      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 311 18204 93 Avenue |
| Area        | Edmonton            |
| Subdivision | Belmead             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2V2             |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Intercom, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite |
| Parking   | Stall                                                                                         |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                 |
| # of Stories      | 4                                                 |
| Stories           | 1                                                 |
| Has Basement      | Yes                                               |
| Basement          | None, No Basement                                 |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                    |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                                                   |
| Construction      | Wood, Stucco, Vinyl                                                                                    |
| Foundation        | Slab                                                                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 23               |

Zoning  
Condo Fee

Zone 20  
\$539



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