

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

MLS® #E4458870

\$115,800

1 Bedroom, 1.00 Bathroom, 628 sqft
Condo / Townhouse on 0.00 Acres

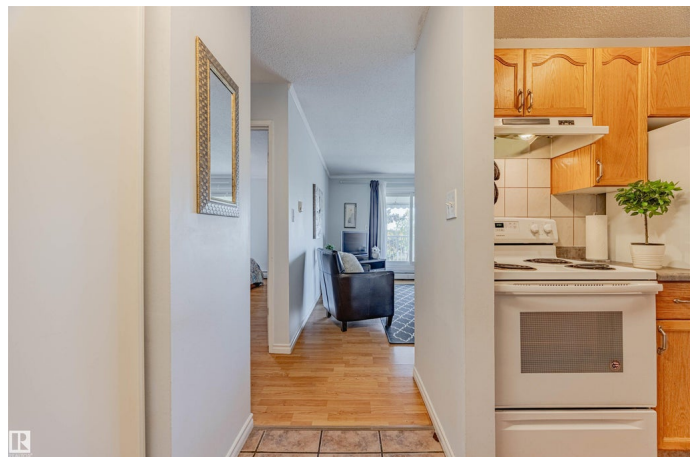
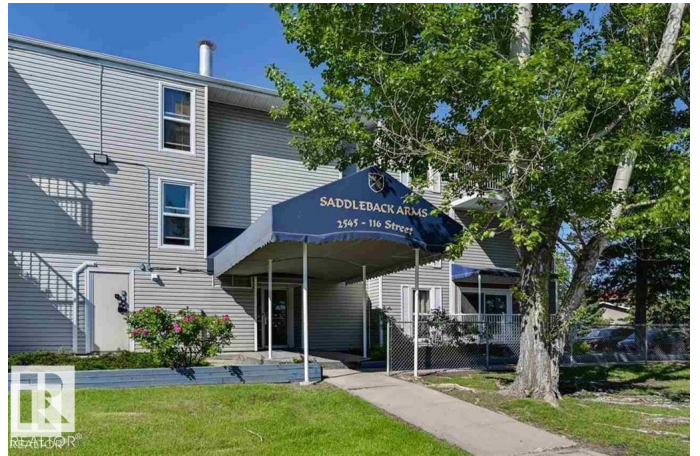
Blue Quill, Edmonton, AB

Super location with a park view, Move-In Ready or Investment Opportunity Welcome to this bright and spacious one-bedroom condo in a quiet, well-managed building with LOW CONDO FEES. Perfect for first-time buyers, downsizers, or investors—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 park, well-maintained, with 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 situated in a prime location with direct access to the University of Alberta, Whitemud Drive, and the 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
Days on Market 23
Zoning Zone 16
Condo Fee \$333

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 October 15th, 2025 at 12:02pm MDT