

Courtesy Of Bruce G Weiss Of RE/MAX Excellence

# \$89,900 - 9 11265 31 Avenue, Edmonton

MLS® #E4422069

**\$89,900**

2 Bedroom, 1.00 Bathroom, 769 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Fairways South in classic southwest Edmonton offers this ground floor two bedroom, one bathroom suite with recreation centre featuring a beautiful indoor heated pool, modernized gym, daycare, on-site manager, tennis and basketball court. The condominium fee includes heat, water, sewer, waste and electricity! Commercial grade laundry rooms on each floor operate by rechargeable swipe card with recharger located in recreation center office. The complex is beside an elementary school that features sports fields and a fun playground. Public transportation/ LRT is close by along with shopping plazas and easy access to trails leading to the river valley. Formerly upgraded oak cabinets, flooring and baseboards. Complex upgrades include windows, roofing, sidewalks, paving, pool room, gym and some piping. Bring your tools and talents to give this well-located suite the refreshing decor update it deserves. Faces courtyard east for morning sun.

Built in 1977

## Essential Information

MLS® #	E4422069
Price	\$89,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	769
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9 11265 31 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3V7

### **Amenities**

Amenities	Off Street Parking, Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Pool-Indoor, Racquet Courts, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Stall
Has Pool	Yes

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sweet Grass
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	23
Zoning	Zone 16
Condo Fee	\$679

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 March 14th, 2025 at 9:17am MDT