

## \$165,000 - 204 2545 116 Street, Edmonton

MLS® #E4436076

**\$165,000**

2 Bedroom, 1.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to your new spacious condo! Imagine the ease of living just across the street from St. Teresa Catholic Elementary School and the vibrant Blue Quill Community League. With a playground and soccer field practically in your front yard, outdoor fun and community connection are right at your fingertips. Commuting and errands are a breeze with a bus stop steps away, and a quick drive will take you to the shops and amenities of Century Park and Southgate Mall. This condo offers not just a home, but a lifestyle of convenience and a community.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436076               |
| Price          | \$165,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 2545 116 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3Z7             |

## Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Stall                                                                      |

## Interior

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| Heating      | Hot Water, Natural Gas                                                                 |
| # of Stories | 3                                                                                      |
| Stories      | 3                                                                                      |
| Has Basement | Yes                                                                                    |
| Basement     | None, No Basement                                                                      |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 83             |
| Zoning         | Zone 16        |
| Condo Fee      | \$505          |

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Listing information last updated on August 3rd, 2025 at 6:47am MDT