

## \$119,900 - 6307 118 Avenue, Edmonton

MLS® #E4438927

**\$119,900**

2 Bedroom, 1.00 Bathroom, 772 sqft

Condo / Townhouse on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Bright and Beautiful. Super investment property with In-Suite Laundry and Brand New Dishwasher. This spacious 2 bedroom condo is in lovely Highlands. Freshly painted, with plenty of cupboard space and a dining room area. Laminate flooring throughout. Balcony on the northside provides for cool summer evenings. Comes with an assigned parking space in the rear. Public Transport out front.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438927               |
| Price          | \$119,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 772                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 6307 118 Avenue |
| Area    | Edmonton        |



|             |                      |
|-------------|----------------------|
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 1G2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Smoking Home, Security Door, Vinyl Windows |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 09        |
| Condo Fee      | \$441          |

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Listing information last updated on June 16th, 2025 at 4:17am MDT