

# \$209,900 - 205 13450 114 Avenue, Edmonton

MLS® #E4456606

**\$209,900**

2 Bedroom, 2.00 Bathroom, 990 sqft  
Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Discover the comfort and tranquility youâ€™ve been searching for in this 50+ adults-only building. This bright and inviting 2-bedroom, 2-bathroom corner unit offers peaceful northeast views of the greenspace, perfect for enjoying your morning coffee. Inside, youâ€™ll find a spacious living and dining area, a well-designed kitchen, in-floor heating, newer carpet, and the convenience of in-suite laundry. Enjoy a quiet lifestyle with easy access to the buildingâ€™s amenities, including an exercise room and craft space. Your heated underground parking stall comes with a secure storage cage, and a car wash bay is available for added convenience. Designed for those who appreciate a safe, quiet, and low-maintenance lifestyle, this home is ready for you to move in and enjoy.



Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456606  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 990       |
| Acres          | 0.00      |
| Year Built     | 1996      |

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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 205 13450 114 Avenue |
| Area        | Edmonton             |
| Subdivision | Woodcroft            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 4C4              |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Party Room, Social Rooms, Storage Cage |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Heated, Underground                                                                                                     |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                                                   |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Flat Site, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 6th, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 11      |
| Zoning         | Zone 07 |
| Condo Fee      | \$635   |

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Listing information last updated on September 17th, 2025 at 9:02pm MDT