

Courtesy Of Roxanne Litwyn Of Initia Real Estate

## \$219,880 - 5816 118 Avenue, Edmonton

MLS® #E4427444

**\$219,880**

2 Bedroom, 2.50 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

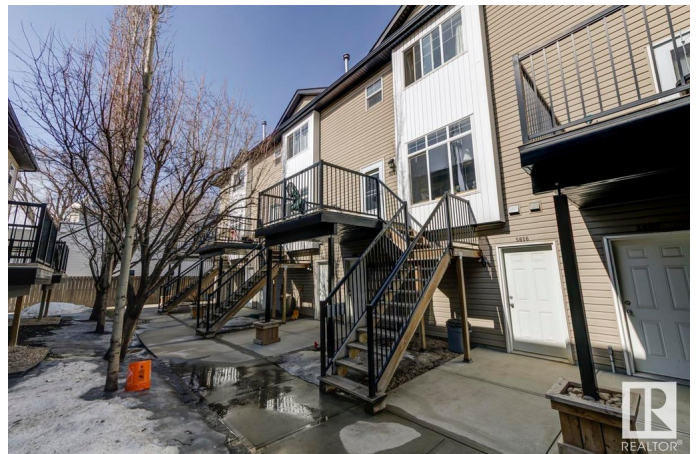
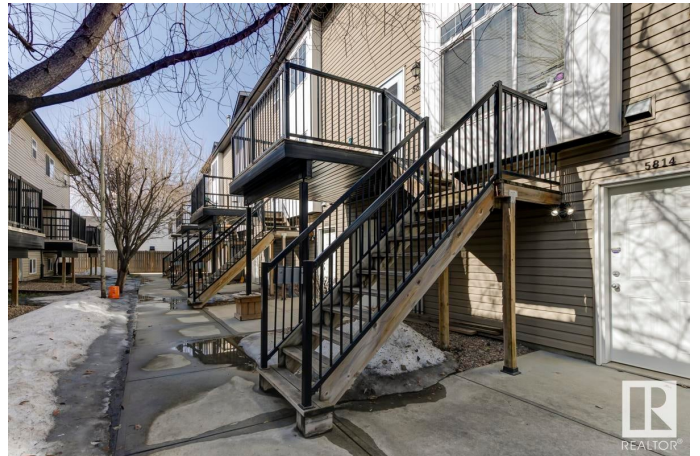
Montrose (Edmonton), Edmonton, AB

Fantastic location for this original owner, 2 bedroom, 2.5 bath, 2 story townhouse in Montrose Gardens. Very welcoming courtyard in this 8 unit complex that was built in 2008. You will enter the home from the upper level deck/balcony, which is great for barbeques, or to just sit and enjoy this south exposure unit. Freshly painted, bright, sunny and open layout. Gas fireplace in living area, which is adjacent to the dining area, and an open kitchen with access to another balcony. Main floor laundry /pantry area, and ample under stairs storage. Main floor 2 piece bath. On the second level, there are 2 generous bedrooms, including a 4 piece en-suite off the primary bedroom and a 3 piece en-suite off the second bedroom. Heated attached single garage, with additional storage, and an additional stall behind garage. Close to transportation, City of Edmonton Pools, schools and easy access to shopping. The Highlands neighborhood and the beautiful River Valley are less than 10 minute walk or bike ride away!

Built in 2008

### Essential Information

MLS® #	E4427444
Price	\$219,880
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5816 118 Avenue
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1E4

### **Amenities**

Amenities	Off Street Parking, Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
-------------	------------------

Days on Market	16
----------------	----

Zoning	Zone 06
--------	---------

Condo Fee	\$288
-----------	-------

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 April 10th, 2025 at 9:33am MDT