

# \$98,000 - 305 2545 116 Street, Edmonton

MLS® #E4449547

**\$98,000**

1 Bedroom, 1.00 Bathroom, 621 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

This exceptional top-floor unit offers 621 sq. ft. of comfortable living space, featuring a spacious primary bedroom, a 4-piece bathroom, and one assigned parking stall. The kitchen includes ample cabinetry and generous countertop space. Enjoy a bright, open-concept living room with large windows and patio doors that lead to a west-facing balcony—perfect for relaxing or entertaining. Ideally located within walking distance to transit, shopping, and schools. Close to Whitemud Ravine, the LRT, and situated in the sought-after Vernon Barford Junior High School district. A wonderful place to call home!



Built in 1977

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449547               |
| Price          | \$98,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 621                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 2545 116 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3Z7             |

## Amenities

|           |                |
|-----------|----------------|
| Amenities | No Animal Home |
| Parking   | Stall          |

## Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                      |
| # of Stories | 3                                                           |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 16         |
| Condo Fee      | \$337           |

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Listing information last updated on August 1st, 2025 at 2:32am MDT