

## \$172,500 - 316 5005 31 Avenue, Edmonton

MLS® #E4459815

**\$172,500**

2 Bedroom, 1.00 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

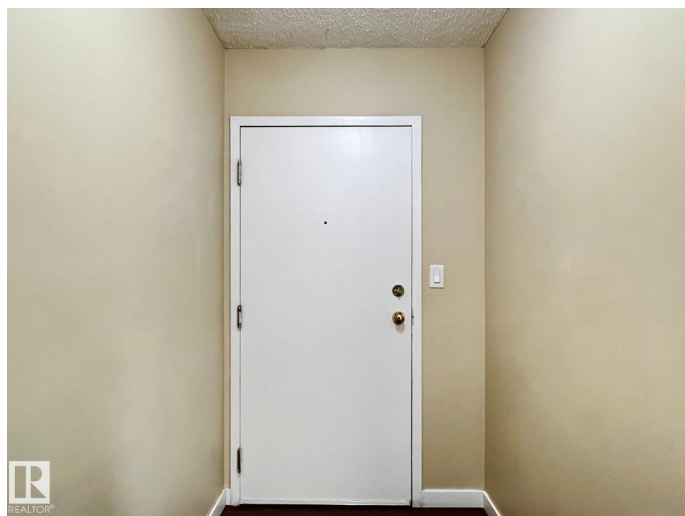
Top-floor corner condo in Mill Woods with very low condo-fees! This 2-Bedroom, 1-Bathroom, In-Suite Laundry. This home features new carpet, stainless steel appliances, and a private balcony perfect for you bbq. Bright, open layout with plenty of natural light. Close to parks, schools, shopping, hospital, and just minutes from the Mill Woods LRT and Millwoods town Centre Mall. This one is perfect for first-time buyers, investors, or downsizers!

Built in 1994

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459815               |
| Price          | \$172,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 894                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 316 5005 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6S6            |

### **Amenities**

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking   | Stall                                                                                                                                 |

### **Interior**

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                              |
| # of Stories | 4                                                                                                                   |
| Stories      | 1                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | None, No Basement                                                                                                   |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Weinlos & Minchau School |
|------------|--------------------------|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 29              |
| Condo Fee      | \$383                |

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Listing information last updated on October 4th, 2025 at 2:32pm MDT