

**\$89,900 - 28 11255 31 Avenue, Edmonton**

MLS® #E4462681

**\$89,900**

2 Bedroom, 1.00 Bathroom, 838 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to Sweet Grass—where potential and location meet! This bright and spacious 2-bedroom, 1-bath condo offers an incredible opportunity in a quiet, family-friendly neighbourhood backing onto schools and parks. Enjoy a north-facing private balcony that offers both shade and privacy. The building features amazing amenities including a pool, gym, basketball courts, and an on-site daycare—everything you need right at home! With lots of street parking and condo fees that cover ALL UTILITIES, it’s worry-free living at its best. Ideally located within walking distance to Century Park LRT and transit, close to shopping, and just minutes from Whitemud Drive and Anthony Henday. A great place to call home—or a smart addition to your investment portfolio!



Built in 1977

**Essential Information**

|                |          |
|----------------|----------|
| MLS® #         | E4462681 |
| Price          | \$89,900 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 838      |
| Acres          | 0.00     |
| Year Built     | 1977     |

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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28 11255 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 3V6            |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Deck, Parking-Extra, Parking-Visitor, Patio, Pool-Indoor, Racquet Courts, Vinyl Windows |
| Parking Spaces | 1                                                                                       |
| Parking        | Stall                                                                                   |
| Has Pool       | Yes                                                                                     |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas      |
| # of Stories | 4                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 18th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 18      |
| Zoning         | Zone 16 |
| Condo Fee      | \$678   |

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Listing information last updated on November 5th, 2025 at 11:48am MST