

# **\$174,500 - 302 13450 114 Avenue, Edmonton**

MLS® #E4427932

**\$174,500**

1 Bedroom, 1.00 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Pride of ownership is clearly evident as you enter this freshly painted & upgraded one bedroom & den in the Californian Manor! The open concept layout is spacious with lots of room to enjoy & entertain! Upon entering the suite you have the laundry room to the left with newly installed interlock vinyl tiling, large oak kitchen to the right that looks out to the combined dining/living room area with ceiling fan & gas f/p with beautiful laminate floors! The patio doors lead out to a treelined view. From living area you step into the open & airy den/TV room (potential of 2nd bedroom if wall closed). The master bedroom is spacious with ceiling fan & laminate floors & lovely walk in closet. The 4 piece bath is bright & spacious. This 50+ condo has a social room, craft room, exercise room, car wash bay in u/g parkade & added bonus of a one bedroom guest suite that owners can rent out for their guests! The condo has a social committee which hosts a lot of events throughout the year for all the owners to enjoy!

Built in 1996

## **Essential Information**

MLS® # E4427932

Price \$174,500

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 13450 114 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C4

### Amenities

Amenities	Car Wash, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	159
Zoning	Zone 07
Condo Fee	\$569

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