

## **\$92,800 - 104 11308 127 Avenue, Edmonton**

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MLS® #E4431983

**\$92,800**

2 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Calder, Edmonton, AB

Attention Investors, Students, and First-Time Home Buyers! Welcome to The Capri â€” a budget-friendly and centrally located condo in the north-central community of Calder. This main floor unit is move-in ready and perfect for immediate possession, making it an excellent opportunity for rental income or a quick start to home ownership. Recently updated with a brand new bathroom, doors and lighting, this spacious unit offers over 700 sq ft of comfortable living space, featuring two generously sized bedrooms, a full bathroom, and an in-suite storage room. Shared laundry is located directly across the hall for added convenience. Enjoy the benefits of easy access to Yellowhead Trail and Anthony Henday, and a short commute to downtown. The building is situated right across from Grand Trunk dog park, and within walking distance to public transit, shopping, and the city recreation centre. An assigned parking stall is also included.



Built in 1969

### **Essential Information**

|           |          |
|-----------|----------|
| MLS® #    | E4431983 |
| Price     | \$92,800 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |

|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 702                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 11308 127 Avenue |
| Area        | Edmonton             |
| Subdivision | Calder               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5E 0C5              |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Detectors<br>Parking-Plug-Ins |
| Parking   | Stall  |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Water             |
| # of Stories | 3                            |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco                                   |
| Exterior Features | Playground Nearby, Public<br>Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Stucco                                   |
| Foundation        | Concrete Perimeter                                    |

### Additional Information



|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 01          |
| Condo Fee      | \$481            |

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Listing information last updated on April 30th, 2025 at 5:47pm MDT