

## \$195,000 - 106 13450 114 Avenue, Edmonton

MLS® #E4441705

**\$195,000**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

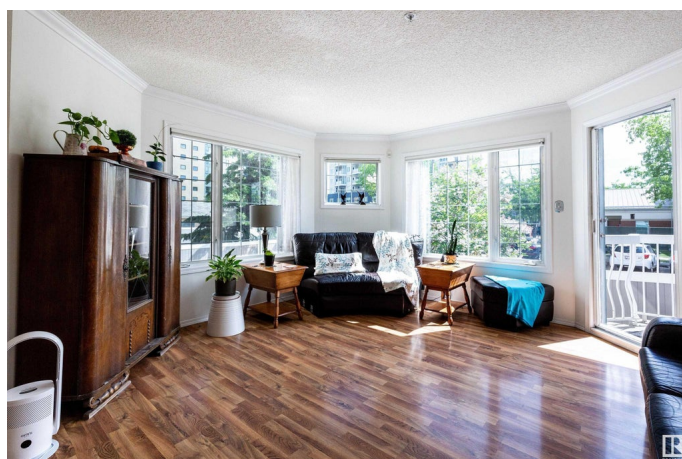
Woodcroft, Edmonton, AB

Welcome home to this bright, light filled 2 bdrm 2 bath GROUND Floor unit in California Manor! A quiet 50+ Adult building. This home is freshly painted with laminate floors throughout the main living areas, new carpet in bedroom, a large kitchen, and a separate laundry room with newer washer + dryer. Down the hall is the generous sized Primary bedroom with walk-in closet and a 3 pce bathroom. A second bedroom and a 4 pce bath complete the unit. This building is across the street from Westmount shopping centre, has a social room, exercise room and craft room/library! There is also a guest suite unit in building available to rent for guests. Includes 1 underground stall with storage, and a car wash bay in parkade. All there is left to do is move in and enjoy!

Built in 1996

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441705  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 966       |
| Acres          | 0.00      |
| Year Built     | 1996      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106 13450 114 Avenue |
| Area        | Edmonton             |
| Subdivision | Woodcroft            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 4C4              |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                    |
| Parking        | Heated, Underground                                                                                  |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, In Floor Heat System, Natural Gas                                               |
| # of Stories      | 4                                                                                          |
| Stories           | 1                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Fenced, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 81      |
| Zoning         | Zone 07 |
| Condo Fee      | \$647   |

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Listing information last updated on August 31st, 2025 at 3:32pm MDT