

\$190,000 - 404 13450 114 Avenue, Edmonton

MLS® #E4450895

\$190,000

2 Bedroom, 0.50 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Very convenient location with all services within walking distance. Quiet, very well-maintained, adult only 50+ building, perfect place to enjoy your autumn years. Many social activities throughout the year, exercise room, guest suite, craft/library room rentable space for special events.

Underground parking stall, carwash and extra secure storage. This 2-bedroom, top-floor unit has plenty of natural light. Private balcony facing a treeline, central air conditioning to keep the unit cool on summer days. Durable ceramic tile and light maple hardwood floors in kitchen, dining and living room. Corner gas fireplace surrounded by large windows gives it a traditional, cozy feel. Plenty of room for a large table in the dining nook. U-shaped kitchen boasts Oak cabinets and white appliances. In-suite laundry/storage for all your extras and full-size washer and dryer. Double closet in the hallway that leads to a large full bath, providing plenty of space to maneuver, deep soaker tub with grip bars and linen closet.

Built in 1996

Essential Information

MLS® # E4450895

Price \$190,000



Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	882
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	404 13450 114 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C4

Amenities

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Stall, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

High	Ross Sheppard School
------	----------------------

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	Zone 07
Condo Fee	\$580

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 11:02pm MDT