



Edmonton **Sweet Grass LP: \$90,000**
 #46 11265 31 AV NW T6J 3V7 SP: M

Listing ID # E4480913 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment
Year Built 1977
Full Baths 1
Half Baths 0
Total Baths 1.0
Tot Flr AG SqFt 775.22

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 72.02

[URL-Virtual Tour](#) [URL-Brochure](#)

Enjoy affordable living in this well-maintained condo apartment offering 775 sq ft of functional and comfortable space in a well-managed complex. Located on the 3rd level of the building this 2-bedroom, 4-piece bath unit features a desirable SW-facing exposure overlooking greenspace and a soccer field - providing peaceful views, beautiful sunsets, and abundant natural light. Brand new kitchen flooring adds a fresh, modern touch while the efficient layout makes everyday living simple and convenient. Power, heat, and water are all included, helping keep monthly costs predictable and affordable. Owners enjoy outstanding on-site amenities including an indoor pool, gym, tennis/basketball courts and Bright Starts Daycare, creating a lifestyle of comfort and convenience right at home. Close to shopping, transit, schools, and scenic parks this is an excellent opportunity for first-time buyers, downsizers, or investors seeking affordability, amenities and a relaxing setting in a well-cared-for community.

Directions

Living Room	5.12 x 3.48	M	Bedroom 3		Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.27 x 2.50	M	Bedroom 4		1	4	M	No	Main		
Kitchen	2.49 x 2.31	M	Storage Room	1.21 x 1.54	2				Upper		
Family Room					3				Above Grd		
Den					4				Lower		
Bonus Room					5				Below Grd		
Primary Bedrm	3.94 x 3.32	M			6				Tot Flr AG	72.02	775.22
Bedroom 2	3.94 x 2.57	M			7				# Finished	1	

Heat Source Natural Gas
Heat Type Baseboard, Hot Water
Foundation Concrete
Roof Type Tar & Gravel
Exterior Brick, Vinyl
Flooring Laminate Flooring, Vinyl Plank
Features Exercise Room, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Recreation Room/Centre

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM 154.55
Zoning
Tax Amount \$811.11 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Goods Excl

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Stall

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Fairways South	Floor Location	Other	Floor#	2
Condo Fee	\$678.81	#Floors in Build	4	Elevator	No
Fee Includes	Amenities w/Condo, Caretaker, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Internet Services, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	SW		