

## \$233,000 - 104 8931 156 Street, Edmonton

MLS® #E4430690

**\$233,000**

2 Bedroom, 2.00 Bathroom, 1,195 sqft

Condo / Townhouse on 0.00 Acres

Jasper Park, Edmonton, AB

This property boasts an unbeatable location, just moments away from a future LRT station and only five minutes from West Edmonton Mall. You'll find major shopping options within walking distance, including Walmart, Safeway, and access to medical facilities. It's also close to top schools and conveniently located near a loading zone on 156 Street. The condo itself is a standout, featuring stylish upgraded blinds and plenty of natural light. It includes two bedrooms plus a den, two bathrooms, and a generous 1,194.80 square feet of living space with impressive nine-foot ceilings. The kitchen is a dream, equipped with sleek granite countertops, soft-close cabinets, and a spacious granite island complete with power outlets. Other highlights include in-floor heating, in-suite laundry with newer appliances, ample storage, an electric fireplace, and new laminate flooring. Located on the main floor, this unit also features a delightful west-facing patio complete with a barbecue hookup.

Built in 2007

### Essential Information

MLS® # E4430690

Price \$233,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	104 8931 156 Street
Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1Y6

### **Amenities**

Amenities	Car Wash, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 13th, 2025
Days on Market	7
Zoning	Zone 22
Condo Fee	\$800

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