

## \$129,900 - 323 2327 119 Street, Edmonton

MLS® #E4442492

**\$129,900**

2 Bedroom, 1.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

This TOP FLOOR, PET FRIENDLY, CORNER 2 BDRM with easy access to the LRT, HENDAY, U of A, DOWNTOWN, & NATURAL TRAILS is what you've waited for! You will immediately notice the FRESHLY PAINTED SPACE & HARDWOOD FLOORING. A generous entrance leads to the LARGE KITCHEN with 2-SIDED PANTRY, CUSTOM SHELVEING, and FLEXIBLE AREA for a SERVING ISLAND or BISTRO SET. The kitchen opens to the BRIGHT DINING AREA. Brimming with charm, you will love the WAINSCOTTING in the living room! The UPGRADED PATIO DOOR opens to the MOST PRIVATE, COVERED BALCONY WITH STORAGE ROOM that is surrounded by BEAUTIFUL MATURE TREES. Large UPGRADED WINDOWS EMBRACE THE ENTIRE UNIT that SHARES VERY FEW WALLS, and there is NO UNIT ABOVE YOU! The PRIMARY & 2ND BEDROOM have easy access to the RENOVATED 4PC BATH. Laundry day is a breeze when you have YOUR OWN WASHER & DRYER with EXTRA STORAGE. The ENERGIZED PARKING STALL is perfectly located JUST OUTSIDE THE DOOR! A SPECTACULAR FIND in an OUTSTANDING LOCATION! \*Some photos virtually staged.

Built in 1977



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442492               |
| Price          | \$129,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 910                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 323 2327 119 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4E2             |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Stall   |

## Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Sweet Grass School    |
| Middle     | Vernon Barford School |
| High       | Harry Ainlay School   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 16         |
| Condo Fee      | \$566           |

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 July 4th, 2025 at 9:03am MDT