# \$145,000 - 102 9323 105 Avenue, Edmonton

MLS® #E4436230

#### \$145,000

2 Bedroom, 1.00 Bathroom, 940 sqft Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

AIR BnB FRIENDLY! Welcome to one of the largest units in Cona Court with this 2 bedroom, 1 bathroom that has been tastefully renovated with a chef inspired kitchen, renovated bathroom, and newer appliances. The entire unit has been freshly painted as well! This ideal layout provides you with two very large bedrooms, with adjacent bathroom that's beside a large storage area that houses your in-suite washer and dryer! The home then opens up to its combined kitchen, dining and living room areas which makes it great for entertaining! The unit itself is quite private and contained within the complex, sharing the hallway with only one other unit. Parking Stall is covered and directly in front of the exit door which is just steps from the unit itself. Cona Court is located in the heart of downtown - 5 min drive to Rogers Place, 5 min walk to the Stadium, and a few blocks away from Edmonton's beautiful River Valley and Trails. Well managed and pet friendly complex.







Built in 1979

#### **Essential Information**

MLS® #	E4436230
Price	\$145,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	940
Acres	0.00
Year Built	1979
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**

Construction

AreaEdmontonSubdivisionBoyle StreetCityEdmontonCountyALBERTAProvinceABPostal CodeT5H 0J7AmenitiesAmenitiesOff Street Parking, On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Security Personnel, Security Window BarsParkingStallInteriorStallAppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window CoveringsHeatingBaseboard, Hot Water, Water# of Stories1AssementYesBasementYesBasementNone, No BasementExteriorWood, Metal, Stucco, VinylExterior Feature,Back Lane, Landscaped, Paved Lane, Playground Nearby, Schools, See RemarksRoofTar & am; Gravel	Address	102 9323 105 Avenue
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Remarks	Exterior	Wood, Metal, Stucco, Vinyl
Roof Tar & Gravel	Exterior Features	
	Roof	Tar & Gravel

Wood, Metal, Stucco, Vinyl

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	58
Zoning	Zone 13
Condo Fee	\$522

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