

## \$112,900 - 312 2315 119 Street, Edmonton

MLS® #E4450317

**\$112,900**

2 Bedroom, 1.00 Bathroom, 852 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this beautifully maintained condo in the sought-after community of Blue Quill! This spacious unit features 2 generously sized bedrooms and 1 full bathroom, complete with in-suite laundry for your convenience. The bright and functional kitchen offers plenty of cabinet space and includes a walk-in pantry for added storage. Enjoy your morning coffee or unwind in the evening on the private balcony, accessible through sliding patio doors off the cozy living room. Large windows throughout the unit flood the space with natural light, creating a warm and inviting atmosphere. Ideally located just minutes from Century Park LRT and U of A, this home is close to schools, shopping, restaurants, and all essential amenities. Perfect for first-time buyers, downsizers, or investors. Don't miss this opportunity to own a fantastic home in a prime location!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450317  |
| Price          | \$112,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 852       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 2315 119 Street |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4E2             |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 1                                                  |
| Parking        | Stall                                              |

### Interior

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

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 12              |
| 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 August 11th, 2025 at 12:02pm MDT