

## \$176,000 - 305 5005 31 Avenue, Edmonton

MLS® #E4456319

**\$176,000**

2 Bedroom, 2.00 Bathroom, 791 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This bright and spacious condo offers the perfect combination of comfort and convenience. Located on 3rd floor with elevator access, the unit features in-suite laundry, a welcoming spacious entry with dining area, and new laminate flooring. The kitchen boasts white cabinetry, ceramic tile backsplash, and a convenient pass-through opening, ideal for entertaining guests. Sliding balcony doors fill the unit with natural light and offer a beautiful view from the balcony. The king-size primary bedroom includes a walk-in closet leading to a private ensuite 4-piece bathroom, while the second bedroom, located at the opposite end of the unit, has easy access to another 4-piece bathroom, providing privacy for family and guests. Both the bedrooms and walk-in closet is carpeted. Located in a quiet, non-crowded and beautiful neighborhood, just 3-minutes drive to Millwoods Town Centre, No Frills, Grey Nuns Hospital and LRT Station, close to schools, and within walking distance to parks.

Built in 1992

### Essential Information

MLS® # E4456319

Price \$176,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 791                    |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 305 5005 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6S6            |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire, Vinyl Windows |
| Parking   | Stall                                                                                                 |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, Natural Gas                                                                                      |
| # of Stories      | 4                                                                                                           |
| Stories           | 1                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | None, No Basement                                                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 74                  |
| Zoning         | Zone 29             |
| Condo Fee      | \$366               |

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Listing information last updated on November 18th, 2025 at 8:02pm MST