

Courtesy Of MaryAnn Bibaud Of Logic Realty

\$75,000 - # 101 13035 69 Street Nw, Edmonton

MLS® #E4263231

\$75,000

2 Bedroom, 1.00 Bathroom, 688 sqft
Condo / Townhouse on 0.03 Acres

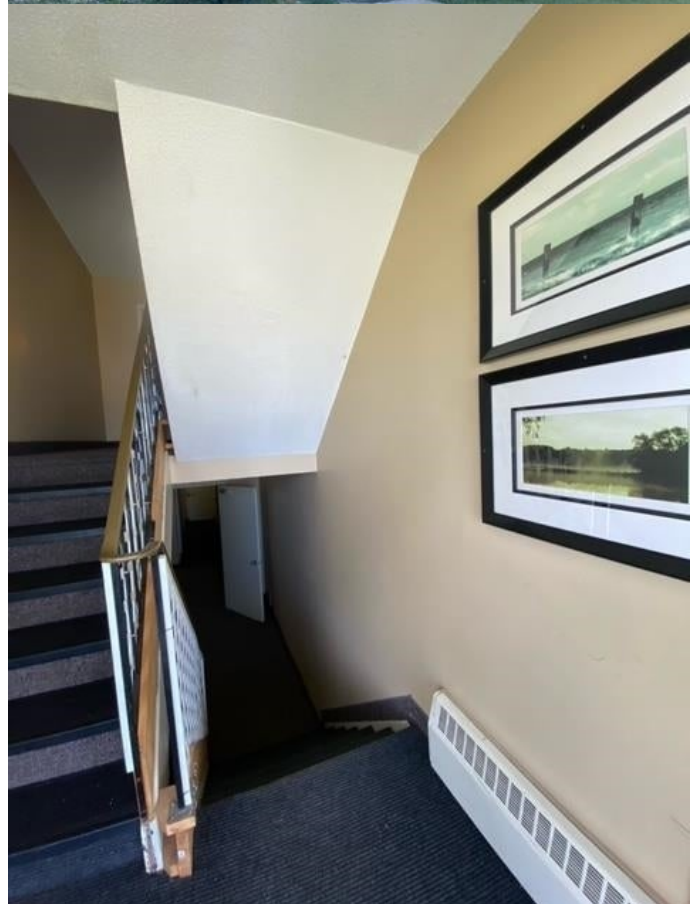
Balwin, Edmonton, AB

If you're looking for an AFFORDABLE condo in a QUIET AREA you just found it!! This COMFORTABLE 687.93 sq/ft two-bedroom unit feels so much bigger and its super COZY! The kitchen has a NEW BACKSPLASH, there is NEW LAMINANTE FLOORING, and more numerous upgrades throughout the unit!!! The building also has had many upgrades as well including new window and carpets! HEAT/WATER & SEWER INCLUDED in your condo fee!! The entire building has three floors with ONLY four units per floor and they are located in each corner of the building! YOUR unit is just a few steps down the hall to the laundry room, now that is HANDY! Pets are allowed (not large ones) with board approval! You have one POWARED PARKING STALL and it's located a few steps out the side door making hauling groceries a breeze! Across the street is Balwin Public School, benefiting you in many ways like the reduced speed limit on your street! If you have children, the playground is right across the road and there are a few daycares super close!

Built in 1968

Essential Information

| | |
|--------|----------|
| MLS® # | E4263231 |
| Price | \$75,000 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 688 |
| Acres | 0.03 |
| Year Built | 1968 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | ACTIVE |
| Condo Name | Balwin Manor |
| Zone | Zone 02 |

Community Information

| | |
|-------------|--------------------------|
| Address | # 101 13035 69 Street Nw |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 0H5 |

Amenities

| | |
|----------------|--|
| Features | Intercom, Laundry-Coin-Op, Laundry-Common, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior | Laminate Flooring, Linoleum |
| Interior Features | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating | Hot Water |
| # of Stories | 1 |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Brick, Stucco |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

| | |
|--------------|----------------------------------|
| | Back Lane, Flat Site, Level Land |
| Roof | Asphalt Shingles |
| Construction | Wood Frame |
| Foundation | Concrete |

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 16th, 2021 |
| Condo Fee | \$371 |

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Listing information last updated on November 28th, 2021 at 1:16pm MST