

## \$269,900 - 238 612 111 Street, Edmonton

MLS® #E4451714

**\$269,900**

1 Bedroom, 2.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

Enjoy adult living (55+) in Heritage Valley Estates. This immaculate, renovated 1 bedroom & den unit overlooks a private, forested reserve. This one owner home features walnut hardwood, maple cabinets, quartz countertops, & stainless steel appliances. The open concept kitchen has a sit-up eating bar & walk-in pantry/laundry, all open to the dining & living room. The living room has a bay window plus a wall of windows overlooking treed seclusion. Off the living room is a private deck with BBQ gas line. Completing this unit is a 3pc main bathroom & primary bedroom with a 4pc ensuite with granite countertops & walk-in shower with floor to ceiling tile. Pride of ownership shows throughout. Amenities include pool, hot tub, gym, library, workshop, car wash, guest suites, & social room with full kitchen. The unit comes with a heated underground titled parking stall with secure storage. Fabulous location near Anthony Henday & Ellerslie & walking distance to all amenities. Units like this are extremely rare!

Built in 2005

### Essential Information

MLS® # E4451714

Price \$269,900



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	238 612 111 Street
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R9

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Hot Tub, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Social Rooms, Workshop, Natural Gas BBQ Hookup
Parking	Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
----------	---------------------

Exterior Features	Backs Onto Park/Trees, Public Transportation, Shopping Nearby
Roof	Concrete Tiles, EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$713

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 8th, 2025 at 1:32am MDT