

## \$187,500 - 302 13450 114 Avenue, Edmonton

MLS® #E4427932

**\$187,500**

1 Bedroom, 1.00 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Pride of ownership is clearly evident as you enter this freshly painted & upgraded one bedroom & den in the Californian Manor! The open concept layout is spacious with lots of room to enjoy & entertain! Upon entering the suite you have the laundry room to the left with newly installed interlock vinyl tiling, large oak kitchen to the right that looks out to the combined dining/living room area with ceiling fan & gas f/p with beautiful laminate floors! The patio doors lead out to a treelined view. From living area you step into the open & airy den/TV room (potential of 2nd bedroom if wall closed). The master bedroom is spacious with ceiling fan & laminate floors & lovely walk in closet. The 4 piece bath is bright & spacious. This 50+ condo has a social room, craft room, exercise room, car wash bay in u/g parkade & added bonus of a one bedroom guest suite that owners can rent out for their guests! The condo has a social committee which hosts a lot of events throughout the year for all the owners to enjoy!

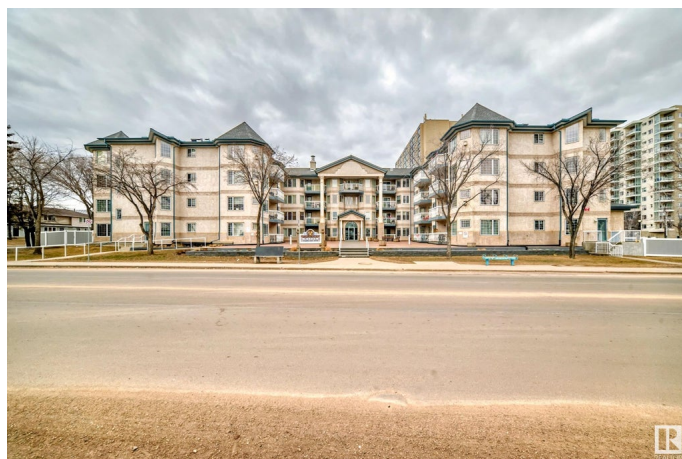
Built in 1996

### Essential Information

MLS® # E4427932

Price \$187,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 881                    |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 13450 114 Avenue |
| Area        | Edmonton             |
| Subdivision | Woodcroft            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 4C4              |

### Amenities

|                |                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                                                          |
| Parking        | Heated, Stall, Underground                                                                                                                                                                 |

### Interior

|              |                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | In Floor Heat System, Natural Gas                                                                                                                |
| Fireplace    | Yes                                                                                                                                              |
| Fireplaces   | Heatilator/Fan, Mantel                                                                                                                           |
| # of Stories | 4                                                                                                                                                |
| Stories      | 1                                                                                                                                                |
| Has Basement | Yes                                                                                                                                              |
| Basement     | None, No Basement                                                                                                                                |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stucco                                        |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco                                        |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 80               |
| Zoning         | Zone 07          |
| Condo Fee      | \$569            |

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Listing information last updated on June 16th, 2025 at 12:17pm MDT