

## \$179,900 - 316 5005 31 Avenue, Edmonton

MLS® #E4436062

**\$179,900**

2 Bedroom, 1.00 Bathroom, 779 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this top-floor, end-unit condo in the heart of Mill Woods, close to parks, schools, shopping, hospital and transit. Offering immediate possession, this 2-bedroom, 1-bathroom suite is ideal for first-time buyers, investors, or downsizers. Enjoy brand new carpet, stainless steel appliances, and a bright open layout with a cozy dining and living area. The 3-piece bath includes a full tub, and both bedrooms offer large windows and blinds. Features include in-suite laundry with space for more storage, a private balcony, and extra privacy as an end unit next to the exit for easy access. Transit is a breeze with a bus stop nearby and the Mill Woods LRT station just minutes away.

Built in 1992

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4436062          |
| Price          | \$179,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 779               |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 316 5005 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6S6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 55             |
| Zoning         | Zone 29        |

Condo Fee                \$383

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Listing information last updated on July 6th, 2025 at 11:47am MDT