

## \$139,000 - 2545 116 Street, Edmonton

MLS® #E4401208

**\$139,000**

1 Bedroom, 1.00 Bathroom, 674 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Fantastic investment opportunity in the heart of Blue Quill's charming and family-friendly neighborhood! Nestled within this vibrant community lies a pristine one-bedroom apartment, offering not just a cozy living space but also a promising source of income. With a potential rental yield of \$1125 per month, this clean and well-maintained unit promises a steady return on investment. Enjoy the convenience of easy access to the LRT and nearby shopping centers, ensuring high tenant demand and minimal vacancy rates. Don't miss out on this chance to elevate your investment portfolio in a sought-after locale where comfort and profitability converge seamlessly.

Built in 1977

### Essential Information

MLS® #	E4401208
Price	\$139,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	674
Acres	0.00
Year Built	1977
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2545 116 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3Z7

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Airport Nearby, Park/Reserve, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 8th, 2024
Days on Market	258
Zoning	Zone 16
Condo Fee	\$428

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 April 22nd, 2025 at 11:02pm MDT