

## \$145,000 - 2314 11214 80 Street, Edmonton

MLS® #E4461248

**\$145,000**

2 Bedroom, 1.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Incredible Value in Cromdale! Welcome to Commonwealth Point II, where comfort meets convenience! This beautifully updated 2-Bdrm condo offers a spacious open-concept layout that's perfect for modern living. The bright living area flows effortlessly into the kitchen, which features a convenient eat-up bar and a dedicated dining space, great for entertaining or casual meals. Step outside to your east-facing balcony and enjoy your morning coffee overlooking a charming tree-lined street. Other highlights include: In-suite laundry for added convenience, one energized parking stall, upgraded flooring and fresh paint, quiet, well-maintained building w/ elevator access, and pet-friendly (board approval). And here, location is everything! You're just a short walk to Concordia, the LRT station (only 7 mins to DT!), and nearby shopping. Plus, you're close to NAIT, UofA, and Commonwealth Stadium. Whether you're a first-time buyer, a student, or a savvy investor, this property is a true gem - all for just \$145,000!

Built in 2005

### Essential Information

MLS® # E4461248

Price \$145,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 843                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2314 11214 80 Street |
| Area        | Edmonton             |
| Subdivision | Cromdale             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5B 4V9              |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Stall                                                               |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                            |
| # of Stories | 4                                                                                 |
| Stories      | 1                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                               |
| Exterior Features | Corner Lot, Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Unknown                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Virginia Park Elementary |
| Middle     | Highlands Jr High        |
| High       | Eastglen High School     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 09           |
| Condo Fee      | \$568             |

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 November 4th, 2025 at 9:47pm MST