

## \$214,900 - 94 2204 118 Street, Edmonton

MLS® #E4432055

**\$214,900**

2 Bedroom, 1.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

This extremely well cared for carriage home offers 1120 sqft of comfortable, functional living space. Featuring 2 spacious bedrooms including a primary with a huge WALK-IN CLOSET, plus a versatile den that could easily be converted into a 3rd bedroom, this home is perfect for a variety of lifestyles. The open-concept layout flows seamlessly from the dining area to the bright living room, complete with a cozy WOOD BURNING FIREPLACE. The kitchen boasts STAINLESS STEEL APPLIANCES, a PANTRY, and plenty of prep space. Enjoy the convenience of IN-SUITE LAUNDRY, a 4-piece bathroom, and extra storage with an OUTDOOR LOCKER on the balcony. Speaking of which—the beautiful SOUTHWEST FACING BALCONY is the perfect spot to unwind and soak in the sun. With thoughtful touches throughout and lovingly maintained, this home is truly move-in ready. Located just off Blackmud Creek which features walking trails and beautiful scenic views.

Built in 1979

### Essential Information

MLS® # E4432055

Price \$214,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,119
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	94 2204 118 Street
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K2

### Amenities

Amenities	On Street Parking, Air Conditioner, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, Picnic Area,

	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	Zone 16
Condo Fee	\$265

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