

## \$149,900 - 407 11211 85 Street, Edmonton

MLS® #E4451744

**\$149,900**

3 Bedroom, 1.50 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to Rosemont Place! This well-maintained 3-bedroom condo offers great value and a fantastic location, just steps from the LRT. The functional galley kitchen opens to a generous eating area and cozy living room with access to the balcony - perfect for everyday living. The primary bedroom features two closets and a convenient 2-piece ensuite. Two additional bedrooms and a full 4-piece bath provide ample space for family or guests. Luxury vinyl plank flooring runs throughout the main areas, with soft carpet in the living room and bedrooms for added comfort. This unit includes two parking stalls - one heated underground and one surface - a rare and practical bonus. Clean, cared for, and move-in ready, this inviting home is ideal for those seeking convenience, space, and value.

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451744  |
| Price          | \$149,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,044     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1989                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 407 11211 85 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4T7             |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Deck, Parking-Visitor |
| Parking   | Stall, Underground    |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                        |
| # of Stories      | 9                                                                             |
| Stories           | 1                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | None, No Basement                                                             |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete, Stucco                                |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Stucco                                |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 81               |

|           |         |
|-----------|---------|
| Zoning    | Zone 05 |
| Condo Fee | \$567   |

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Listing information last updated on October 27th, 2025 at 7:17am MDT