



Edmonton
#407 11211 85 ST NW

Parkdale (Edmonton)
T5B 4T7

LP: \$158,900
SP:

ACTIVE

Listing ID # E4451744
Building Type Apartment High Rise
Style Single Level Apartment
Year Built 1989
Full Baths 1
Half Baths 1
Total Baths 1.1
Tot Flr AG SqFt 1,043.89

Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement None
Basement Dev No Basement
Tot Flr AG SqM 96.98

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.

Directions

Living Room	5.31x3.67	M	Bedroom 3	2.78x2.63	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.43x2.33	M	Bedroom 4			1	2	M	Yes	Main		
Kitchen	3.09x2.29	M	Storage Room	1.59x1.52	M	2	4	M	No	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.24x3.08	M				6				Tot Flr AG	96.98	1,043.89
Bedroom 2	3.80x3.08	M				7				# Finished	1	
Heat Source	Natural Gas					Construction	Concrete					
Heat Type	Baseboard					Basement	None / No Basement					
Foundation	Concrete					Separate Ent						
Roof Type	Tar & Gravel					2nd Suite	Permit By Seller					
Exterior	Stucco					Garage Suite	Permit					
Flooring	Carpet, Vinyl Plank					Garden Suite	Permit					
Features	Deck, Parking-Visitor					Lot Shape	Front Exposure West					
						Lot Size SqM	38.19	F x D (m) x				
						Zoning						
						Tax Amount	\$1,271.71 / 2024					
						Conform Type						
						Conform Year						
Goods Incl	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings					Goods Excl						
						Warranty						
						Fireplace						
						FP Fuel						
						FP Type						
						HOA Y/N	No					
						HOA Fee/Schd	/					
						HOA Fee Incls						
Site Features	Public Transportation, Schools, Shopping Nearby											
Parking	Stall, Underground											
Road Access	Paved					Park Encl/Tot	/ Garage Dim					
Condo Name	Rosemont Place					Floor Location	Other		Floor#	4		
Condo Fee	\$567.42	Fee Schedule	Monthly			#Floors in Build	9		Elevator	Yes		
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer					Balcony/Terrace	Yes		Min Age			
						Titled Storage	No					
						Parking Type	Assigned					
						Unit Exposure	E					