



**Edmonton** **Parkdale (Edmonton)** **LP: \$144,900**  
 #407 11211 85 ST NW T5B 4T7 **SP:** 

**Listing ID #** E4473018 **ACTIVE**  
**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  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Stucco  
**Flooring** Carpet, Vinyl Plank  
**Features** Deck, Parking-Visitor  
**Construction** Concrete  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite**  
**Garage Suite**  
**Garden Suite**  
**Lot Shape**  
**Lot Size SqM**  
**Zoning**  
**Tax Amount** \$1,255.73 / 2025  
**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
<b>Condo Name</b>	Rosemont Place	<b>Floor Location</b>	Other	<b>Floor#</b> 4
<b>Condo Fee</b>	\$567.42	<b>#Floors in Build</b>	9	<b>Elevator</b> Yes
<b>Fee Includes</b>	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>
		<b>Titled Storage</b>	No	
		<b>Parking Type</b>	Assigned	
		<b>Unit Exposure</b>	E	