

# \$174,900 - 412 5005 31 Avenue, Edmonton

MLS® #E4454646

## \$174,900

2 Bedroom, 1.00 Bathroom, 786 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this bright and spacious 785 sq ft, 2-bedroom TOP FLOOR unit located in the heart of Tawa in Millwoods. The condo offers a great layout featuring a large living room with access to a west facing balcony with beautiful views, a dining area, 2 good sized bedrooms, a 4-piece bathroom, and the convenience of an in-suite laundry with additional storage and a new washer/dryer. Condo fees are \$377.54/month and include heat, water/sewer, exterior insurance, professional management, landscaping/snow removal, exterior maintenance, and reserve fund contributions. The location can't be beat—just a short 5-minute walk to Grey Nuns Hospital, Town Centre Mall, public transit, and many more nearby amenities.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454646  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 786       |
| Acres          | 0.00      |
| Year Built     | 1992      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 412 5005 31 Avenue |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6S6            |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1                                                                  |
| Parking        | Stall                                                              |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco                                                                                |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 12                |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$378   |

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Listing information last updated on September 6th, 2025 at 6:17pm MDT