

\$199,800 - 306 11511 27 Avenue, Edmonton

MLS® #E4465017

\$199,800

2 Bedroom, 2.00 Bathroom, 907 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Turn-key investment opportunity! Have you been thinking about growing your portfolio? Now is the time and Edmonton is one of the best cities in Canada to invest in. Choose to purchase one or more of these strong, cash-flowing properties, each sold with a reliable long-term tenant already in place. Located in a highly desirable area, this modern and exceptionally maintained building offers exceptional value and peace of mind. This bright corner unit is one of the best in the building, featuring an open-concept kitchen, spacious dining and living areas and plenty of natural light with large windows and wrap around balcony. With 2 bedrooms, 2 bathrooms, in suite laundry and secure underground parking, it's the perfect blend of comfort and convenience. Professionally managed with an on-site manager and world-class security, this is a worry-free investment in a thriving community. Easy access to the Henday, Whitemud, shopping, restaurants, schools and parks. Strong 5% cap rate - don't miss out!

Built in 2019

Essential Information

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Price \$199,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 11511 27 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7J8

Amenities

Amenities	No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 2025
Days on Market	9
Zoning	Zone 16
Condo Fee	\$514

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