

\$195,000 - 106 13450 114 Avenue, Edmonton

MLS® #E4441705

\$195,000

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Welcome home to this bright, light filled 2 bdrm 2 bath GROUND Floor unit in California Manor! A quiet 50+ Adult building. This home is freshly painted with laminate floors throughout the main living areas, new carpet in bedroom, a large kitchen, and a separate laundry room with newer washer + dryer. Down the hall is the generous sized Primary bedroom with walk-in closet and a 3 pce bathroom. A second bedroom and a 4 pce bath complete the unit. This building is across the street from Westmount shopping centre, has a social room, exercise room and craft room/library! There is also a guest suite unit in building available to rent for guests. Includes 1 underground stall with storage, and a car wash bay in parkade. All there is left to do is move in and enjoy!

Built in 1996

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4441705 |
| Price | \$195,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 966 |
| Acres | 0.00 |
| Year Built | 1996 |



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

Community Information

| | |
|-------------|----------------------|
| Address | 106 13450 114 Avenue |
| Area | Edmonton |
| Subdivision | Woodcroft |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5M 4C4 |

Amenities

| | |
|----------------|--|
| Amenities | Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, In Floor Heat System, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

| | |
|----------------|---------|
| Days on Market | 88 |
| Zoning | Zone 07 |
| Condo Fee | \$647 |

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Listing information last updated on September 7th, 2025 at 4:32am MDT