

## \$99,000 - 1 6120 118 Avenue, Edmonton

MLS® #E4446596

**\$99,000**

1 Bedroom, 1.00 Bathroom, 648 sqft  
Condo / Townhouse on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

LIFE IS GOOD in Nordale Suites! Not only because you have an extensively renovated condominium to call you own, but also because of its incredible value! WELL MANAGED BUILDING! This unit has new vinyl flooring & has been freshly painted. The open floor plan allows sunlight to flow throughout, providing the feel of warm comfort & boundless space. Those who entertain will appreciate the updated kitchen over looking the living room & generous adjoining dining room. Ample cabinets & expansive countertops are great for chefs of all levels. The master bedroom features a huge closet & the nearby main bathroom has also been updated with modern vanity, soaker tub & new surround. In-suite storage means the Christmas decorations are nearby for upcoming holiday decorating. Outside, the building also offers quality upgrades with vinyl windows, patio doors & more. Affordable condo fees include your heat & water, too! You'd think the price was missing a digit, but NO, it's not!

Built in 1959

### Essential Information

|        |          |
|--------|----------|
| MLS® # | E4446596 |
| Price  | \$99,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 648                    |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1 6120 118 Avenue   |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5W 1E8             |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                                                            |

### Interior

|              |                        |
|--------------|------------------------|
| Appliances   | Washer, See Remarks    |
| Heating      | Baseboard, Natural Gas |
| # of Stories | 1                      |
| Stories      | 1                      |
| Has Basement | Yes                    |
| Basement     | None, No Basement      |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                        |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Brick                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                45  
Zoning                              Zone 06  
Condo Fee                        \$396

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