

## \$164,900 - 6 2204 118 Street, Edmonton

MLS® #E4432342

**\$164,900**

2 Bedroom, 1.00 Bathroom, 884 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Welcome to this top-floor 2-bedroom unit in the quiet and well-maintained complex of Quail Ridge. You'll be greeted by a spacious living room featuring wood fireplace. Dining area leads into the kitchen, and a large walk-in pantry. The washer and dryer are conveniently located in the hallway. The bright and generously sized primary bedroom, next to the second bedroom—both just across from a 4-piece bathroom. Step out onto your private deck with a view of the ravine! Convenience of a storage unit located right beside the entryway. New hot water tank. An assigned parking stall is located directly in front of the stairs. Plenty of visitor parking. This fantastic location is nestled along the Blackmud Creek Ravine, offering access to beautiful walking trails, and is close to shopping, and schools.

Built in 1979

### Essential Information

MLS® #	E4432342
Price	\$164,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	884
Acres	0.00
Year Built	1979



Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	6 2204 118 Street
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K2

### **Amenities**

Amenities	Parking-Visitor
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 22nd, 2025
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Days on Market	18
Zoning	Zone 16
Condo Fee	\$248

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Listing information last updated on May 10th, 2025 at 2:02pm MDT