

## \$205,000 - 1516a 69 Street, Edmonton

MLS® #E4451963

**\$205,000**

2 Bedroom, 1.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Menisa, Edmonton, AB

An amazing opportunity to get into the market at a very affordable price! Welcome to this recently renovated and freshly painted 2-bedroom, 1 bathroom townhome nestled in family friendly Menisa. Ideal for first-time buyers, downsizers and investors this home offers both functionality and value. The main floor is bright and open and has new vinyl plank flooring and baseboards throughout. The living area has a wood burning fireplace and the dining room leads to the private fenced back yard. The kitchen has completely updated with brand new cabinetry, quartz countertops and brand new appliances. Upstairs, you'll find two generously sized bedrooms with plenty of natural light and closet space, newer laminate flooring and an updated 4 piece bathroom. This property has an abundance of storage – from large closets to a generously sized crawl space. Located minutes from schools, parks, the rec. center, airport, shopping and public transit, this townhome combines peaceful suburban living with easy city access.

Built in 1978

### Essential Information

MLS® # E4451963

Price \$205,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 967               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1516a 69 Street |
| Area        | Edmonton        |
| Subdivision | Menisa          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6K 3R3         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                               |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Stone Facing                                                               |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 29          |
| Condo Fee      | \$380            |

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