

Courtesy Of Drew N Kardash Of Professional Realty Group

\$204,900 - 305 13450 114 Avenue, Edmonton

MLS® #E4458729

\$204,900

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Woodcroft, Edmonton, AB

Welcome to Californian Manor, a WELL-MANAGED ADULT-LIVING community offering COMFORT, CONVENIENCE, and GREAT AMENITIES. This BRIGHT AND SPACIOUS 2-bedroom, 2-bathroom CORNER SUITE sits on the third floor with a desirable northeast-facing balcony that captures BEAUTIFUL MORNING LIGHT and STAYS COOL through the day. The OPEN-CONCEPT layout features a welcoming living room, a functional kitchen with PLENTY OF CABINETRY, and a dining area perfect for ENTERTAINING. The primary bedroom includes a WALK-THROUGH CLOSET and PRIVATE ENSUITE, while the second bedroom and full bath provide EXCELLENT FLEXIBILITY for guests or a home office. Residents enjoy FANTASTIC AMENITIES including a GUEST SUITE, a CRAFT ROOM, EXERCISE ROOM, large social room, and convenient CAR WASH, plus SECURE UNDERGROUND parking and easy access to shopping, dining, public transit, and major roadways.

Built in 1996

Essential Information

MLS® # E4458729

Price \$204,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	305 13450 114 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C4

Amenities

Amenities	Off Street Parking, Car Wash, Deck, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Water
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	15
Zoning	Zone 07
Condo Fee	\$647

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 4th, 2025 at 9:47am MDT