

\$264,900 - N/A, Edmonton

MLS® #E4435974

\$264,900

3 Bedroom, 2.00 Bathroom, 1,059 sqft
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Unparalleled convenience & modern comfort in this 3-bed, 2.5-bath townhome – an ideal starter home or investment property! Enjoy easy city access (Ice District, Grant MacEwan, NAIT, Kingsway Mall, schools, LRT/bus) plus peaceful neighbourhood living, set back from downtown's hustle. Steps to an amazing playground, schools, tennis! The inviting open-design main floor is perfect for entertaining, featuring a living rm, an island kitchen, large walk-in pantry & 2pc washroom. A standout feature: the upper level offers two generously sized master suites, each with its own private walk-in closet! The fully finished basement expands your living space with a comfortable family room, an additional bedroom, a full 4-piece bathroom, & dedicated laundry. Bask in sunshine on your south-facing covered verandah, a lovely outdoor mini-retreat in this quiet complex. Parking is a breeze with a double concrete pad at your front door, plus a visitor parking pass. Excellent revenue property potential. Immediate possession!

Built in 2002

Essential Information

MLS® #	E4435974
Price	\$264,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

Amenities

Amenities	Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	2
Zoning	Zone 08
Condo Fee	\$288



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