

## \$200,000 - 7 1 Garden Grove, Edmonton

MLS® #E4446255

**\$200,000**

3 Bedroom, 1.50 Bathroom, 1,291 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Welcome to your dream home in the heart of Duggan's vibrant Garden Grove Village! This stunning 3-bedroom, 2-bathroom condo townhome offers over 1,300 sq ft of modern, spacious living. Step inside to discover a beautiful interior featuring sleek granite countertops in the gourmet kitchen with stainless steel appliances. The living area flows seamlessly to the patio and fenced yard. The spacious primary bedroom is a serene retreat, complete with ample closet space and natural light. Two additional bedrooms provide flexibility for family, guests, or a home office. The fully finished basement adds valuable living space, perfect for a media room, gym, or play area. Outside, enjoy a generously sized, private backyard, ideal for barbecues or relaxation. Nestled in a well-managed condo complex, this home ensures low-maintenance living with access to top-notch amenities, including shopping, dining, schools, and parks, all just steps away. With its prime location and modern upgrades, this townhome is a rare find.

Built in 1971

### Essential Information

MLS® # E4446255

Price \$200,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7 1 Garden Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 7th, 2025  
Days on Market                13  
Zoning                              Zone 16  
Condo Fee                        \$369

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