

## \$205,000 - N/A, Edmonton

MLS® #E4446338

**\$205,000**

3 Bedroom, 1.50 Bathroom, 1,067 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

All tidied up and ready to go is this McLeod Place property! Additionally this is an end unit, so less neighbours to contend with! And spacious enough to have a proper MF Dining Room, plus three generously sized bedrooms upstairs! With its directionality, the Living Room and Kitchen's large windows capture plenty of natural light, and the Kitchen has ample counter working space! The basement is finished, featuring a large Family Room, the Laundry Room and a separate storage area. Nicely situated in McLeod, schools, shopping, and public transportation are all close at hand, with easy access to major arterial roadways, from 50th Street to the Anthony Henday! A decent home this could be for first time buyers, or as an investment property! Check it out!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446338  |
| Price          | \$205,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,067     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1975              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Casselman |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5A 3A8   |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, No Animal Home, No Smoking Home, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                                           |
| Parking        | Stall                                                                                                       |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 3                                                         |
| Has Suite    | Yes                                                       |
| Has Basement | Yes                                                       |
| Basement     | Full, Finished                                            |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 7th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 37      |
| Zoning         | Zone 02 |
| Condo Fee      | \$355   |

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Listing information last updated on August 13th, 2025 at 3:32pm MDT