

## \$264,900 - N/A, Edmonton

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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	1
Zoning	Zone 08
Condo Fee	\$288

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