# \$284,900 - 3257 119 Street, Edmonton

MLS® #E4434468

### \$284,900

3 Bedroom, 2.00 Bathroom, 1,208 sqft Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

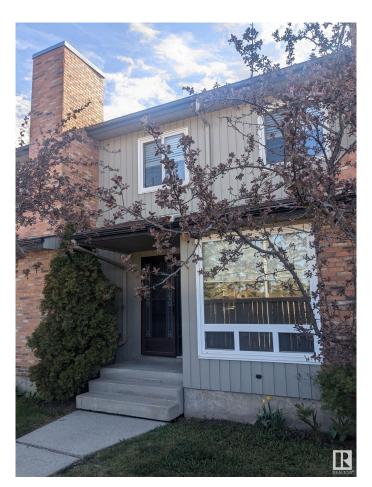
Everything you need and more for under \$300k. Updated 3 bedroom townhouse that is move in ready! Spacious 1200 sq ft townhome features 3 bedrooms, 3 bathrooms and a fully finished basement. Large living area on the main floor with newer carpet and centred around the gas fireplace. Updated kitchen features white cabinets and newer stainless steel appliances. Upstairs has 3 large bedrooms with full sized closets - primary with a bonus 2 piece ensuite. And BONUS central air conditioning to keep cool on the otherwise sweltering hot second floor in those upcoming hot summer months. Fully finished basement adds to the total usable space of the house giving you even more to utilize. Comes with 2 assigned parking stalls and is conveniently located by 119st right near public transportation and across from the prestigious Derrick Golf and Winter club. Move in and enjoy or capitalize on a hot rental market, lots of options going forward with this home.

Built in 1981

#### **Essential Information**

MLS® # E4434468 Price \$284,900

Bedrooms 3
Bathrooms 2.00





Full Baths 1
Half Baths 2

Square Footage 1,208 Acres 0.00 Year Built 1981

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 3257 119 Street

Area Edmonton
Subdivision Sweet Grass
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 5K7

#### **Amenities**

Amenities Air Conditioner
Parking 2 Outdoor Stalls

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

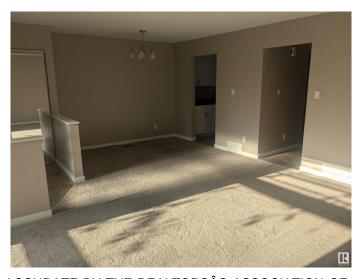
#### **Additional Information**

Date Listed May 4th, 2025

Days on Market 6

Zoning Zone 16

Condo Fee \$361



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 May 10th, 2025 at 5:47pm MDT