

## **\$685,000 - 42 929 Picard Drive, Edmonton**

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MLS® #E4448722

**\$685,000**

4 Bedroom, 2.50 Bathroom, 1,645 sqft

Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

Original owner and a million dollar view! Quite possibly the best location in the complex! Welcome to the Shores 2! Backing onto the pond and Golf course at Lewis Estates sits this spectacular opportunity! Wake up to your morning cup of coffee, watching pelicans in the pond. Wildlife dance out the back door of this highly sought after location. Features of this 45+ adult unit which is absolutely flooded with natural light include such things as gleaming hardwood flooring, 2 fireplaces, main floor laundry, a fully finished walk-out basement, an oversized double attached garage, newer hot water tank, a massive deck (perfect for family gatherings), central A/C, basement in-floor heating and so much more! This location truly cannot be beat! Nestled nicely between holes 11, 12, and 13 at Lewis Estates. Watch the golf in peace or just enjoy your coffee on the deck watching the sunrise. Close to shopping, transportation, major arteries, Costco, the Rivercree and of course golf, this one is a must see!



Built in 1999

### **Essential Information**

MLS® #	E4448722
Price	\$685,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	42 929 Picard Drive
Area	Edmonton
Subdivision	Potter Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H3

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Cedar Shakes
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	10
Zoning	Zone 58
Condo Fee	\$518

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