

## \$310,000 - N/A, Edmonton

MLS® #E4444246

**\$310,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Rare three-bedroom condo with an extra large balcony in a very walkable location! This 1220sf corner unit is flooded with natural light and has a cozy fireplace. The open kitchen features an island with an eating bar, plenty of cabinet space, and a pantry. Enjoy the changing seasons through wall-to-wall windows in the living room. The dining room is perfect for dining, working, or entertaining. The large master bedroom has an ensuite and two closets. There are two more good-sized bedrooms and a second full bathroom. Enjoy the convenience of central AC, in-suite laundry, underground parking, a separate storage unit, and an exercise room! Just off Saskatchewan Drive, you're steps away from downtown, U of A, Whyte Ave, the river valley, shops, restaurants, and entertainment.

Built in 2000

### Essential Information

MLS® #	E4444246
Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.00
Year Built	2000



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6T4

### Amenities

Amenities	See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	Zone 15

Condo Fee                \$808

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