

## \$449,900 - 53 1130 Falconer Road, Edmonton

MLS® #E4450839

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,391 sqft  
Condo / Townhouse on 0.00 Acres

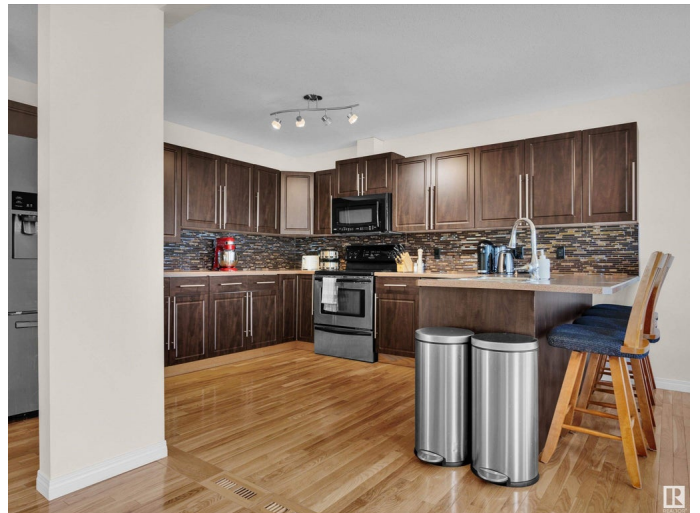
Falconer Heights, Edmonton, AB

**LOCATION! LOCATION!** Welcome to this executive townhouse with modern flair in a prestigious area close to shopping, schools, freeways, and amenities! This fully finished walkout offers 3 bedrooms, 3 full baths, and a spacious double garage. You'll love the open concept layout with vaulted ceilings, central A/C, chef-style kitchen with sit-up bar, stainless appliances, and a newer fridge and dishwasher. The walkout basement features new vinyl flooring, a 3rd bedroom, full bath, and blinds. Both the main and basement bathrooms have been beautifully renovated. Upgrades include a glass stair railing, ceramic tile in the foyer and stairs, newer furnace (2018), and full replacement of all plumbing lines and hot water tank in 2023. Complex has replaced all windows and doors. Extra cabinets added in the main bath. Enjoy BBQs with a gas line hookup and walking trails to the river valley just steps away. Laundry is upstairs with the bedrooms. Absolutely gorgeous and move-in ready—this is the one!

Built in 1992

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450839  |
| Price      | \$449,900 |
| Lease Rate | \$9       |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,391             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53 1130 Falconer Road |
| Area        | Edmonton              |
| Subdivision | Falconer Heights      |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 2J6               |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4                                                                                                                                            |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                                                                        |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                       |
| Fireplaces        | Wall Mount                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                        |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation |
| Roof              | Cedar Shakes                                                                        |
| Construction      | Wood, Stucco                                                                        |
| Foundation        | Concrete Perimeter                                                                  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Earl Buxton School     |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 62               |
| Zoning         | Zone 14          |
| Condo Fee      | \$582            |

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Listing information last updated on October 2nd, 2025 at 7:32pm MDT