

Courtesy Of Anna Kreamer Of Real Broker

## \$239,900 - N/A, Edmonton

MLS® #E4439739

**\$239,900**

4 Bedroom, 1.50 Bathroom, 1,130 sqft

Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Great opportunity for first time homeowner to own a 3+1 bedroom townhome in vibrant Northmount. Upon entry, you are greeted with a spacious open-concept living/dining with oak hardwood floors. Kitchen has plenty of storage, west face window and a convenient 2pc bath/main floor storage. Upstairs; updated flooring, generous primary, plus 2 bdrm and spacious 4 piece bath. Finished basement features 4th bedroom, large window floods room with sunlight and family/rec room. Laundry/utility/storage Outside, you can enjoy your west face fenced yard with wood deck and storage shed. Room to gather for summer BBQ's! This unit offers one assigned/powerd parking stall, LOW condo fees, and a well managed complex with mature landsacping. Norhthmount has an active community league with an outdoor rink. Convenient location with 3 schools, a wide array of local amenities and family-friendly parks. Shopping is convenient with access to transit and major roadways. Why rent when you can own? Move in ready!

Built in 1969

### Essential Information

MLS® # E4439739

Price \$239,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,130
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5R6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Northmount, St Ann, St Phi
Middle	Dickensfield, Cardinal Leg

### Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 02
Condo Fee	\$300

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