

## \$215,000 - 2206 38 Street, Edmonton

MLS® #E4447461

**\$215,000**

2 Bedroom, 1.50 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to Daly Grove, perfect for first-time buyers or savvy investors. This townhome offers a spacious 900 sq.ft of living space, with two generously sized bedrooms, complemented by a large primary bedroom with a walk-in closet and a secondary bedroom with ample storage, with a 3 piece bath on the upper level. The main floor features durable laminate flooring throughout and is bathed in natural light, with a cosy living room that opens onto a private yard through a sliding door window. The dining area and kitchen offer a welcoming space for home-cooked meals and social gatherings. The convenience of a half bath on the main level adds to the thoughtful layout. This townhouse presents a blank canvas basement ready to be tailored to your individual needs. Located near local schools, parks, shopping, and public transportation, the property ensures everything you need is on your doorstep. LOW CONDO FEES and your own parking space make this an attractive and affordable opportunity not to be missed.

Built in 1991

### Essential Information

MLS® # E4447461

Price \$215,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 860               |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2206 38 Street |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4C3        |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | Stall             |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Unfinished                                                                                   |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 29         |
| Condo Fee      | \$240           |

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Listing information last updated on August 4th, 2025 at 9:02pm MDT