# \$265,000 - 52 3221 119 Street, Edmonton

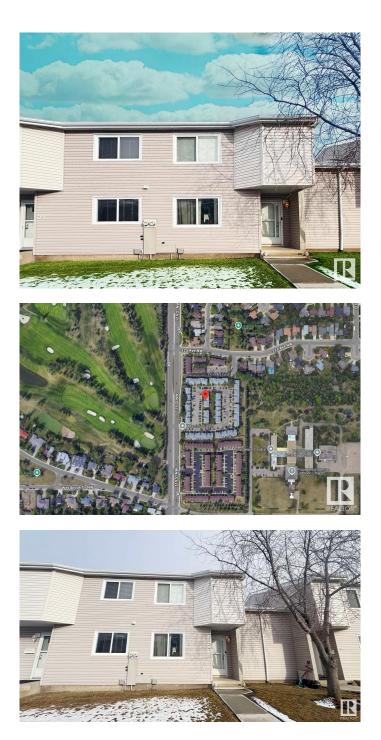
MLS® #E4426148

#### \$265,000

3 Bedroom, 2.00 Bathroom, 1,249 sqft Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Perfect for university students, downtown professionals, investors, or families looking for top-ranked schools (Westbrook, Vernon Barford). Bus stop just steps away, with Century Park LRT & UofA only minutes away. This beautifu townhome offers over 1,300 sqft of living space with a partially finished basement. The main floor features modern décor and laminate flooring, a spacious living room, and a functional kitchen with ample cabinetry, counter space, and upgraded appliances. The dining area flows seamlessly into the layout. Upstairs, you'll find three good-sized bedrooms with generous closet space and a skylight above the stairs. The large primary bedroom includes double closets and a 2-piece ensuite. The partially finished basement offers a den/office. One assigned parking stall is conveniently located right in front of the unit. Located in a well-managed complex with reasonable condo fees, newer siding, windows, and roof, this townhome is a great opportunity!



Built in 1981

#### **Essential Information**

| MLS® #   | E4426148  |
|----------|-----------|
| Price    | \$265,000 |
| Bedrooms | 3         |

| Bathrooms      | 2.00              |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,249             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |
|                |                   |

## **Community Information**

| Address     | 52 3221 119 Street |
|-------------|--------------------|
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5K7            |

## Amenities

| Amenities | No Smoking Home, Parking-Visitor |
|-----------|----------------------------------|
| Parking   | Stall                            |

## Interior

| Interior Features | ensuite bathroom   |  |  |
|-------------------|--|--|--|
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |  |  |
| Heating           | Forced Air-1, Natural Gas  |  |  |
| Stories           | 2  |  |  |
| Has Basement      | Yes  |  |  |
| Basement          | Full, Partially Finished   |  |  |

### Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, |
|                   | Playground Nearby, Public Transportation, Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

#### **Additional Information**

| Date Listed    | March 17th, 2025 |
|----------------|------------------|
| Days on Market | 35               |
| Zoning         | Zone 16          |
| Condo Fee      | \$364            |

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Listing information last updated on April 21st, 2025 at 2:02pm MDT