

## \$259,000 - 2923 109 Street, Edmonton

MLS® #E4441666

**\$259,000**

3 Bedroom, 1.50 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

Steinhauer, Edmonton, AB

This unit has an excellent location backing onto a treed green belt. This 3 bedroom home that's close to schools, shopping (South Edmonton Common) and transportation; walkable distance to the LRT. Fridge and stove are less than 5 years old. The living room has hardwood flooring and carpet and tile throughout. Mid efficiency furnace, newer HWT, 1.5 baths that have been renovated and man cave rec room down. This home is very clean and tastefully decorated. All you have to do is move in! The south facing back yard has beautiful trees and is backing onto a green space making it great for entertaining. 2 energized parking stalls, main one directly in front of unit. Great location on place that has newer windows throughout, newer siding and newer shingles and a great reserve fund. Move in and enjoy a great location and well managed complex.

Built in 1978

### Essential Information

MLS® #	E4441666
Price	\$259,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,052
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2923 109 Street
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4N6

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Parking-Plug-Ins, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Steinhauer, St Augustine
Middle	DSMcKenzieLouis StLaurent
High	HarryAinley, Louis St Laur

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 16
Condo Fee	\$370

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