

\$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 beautiful 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 |
| Type | 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 |

Foundation Concrete Perimeter

Additional Information

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

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