

## \$284,900 - 3257 119 Street, Edmonton

MLS® #E4434468

### \$284,900

3 Bedroom, 2.00 Bathroom, 1,208 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Everything you need and more for under \$300k. Updated 3 bedroom townhouse that is move in ready! Spacious 1200 sq ft townhome features 3 bedrooms, 3 bathrooms and a fully finished basement. Large living area on the main floor with newer carpet and centred around the gas fireplace. Updated kitchen features white cabinets and newer stainless steel appliances. Upstairs has 3 large bedrooms with full sized closets - primary with a bonus 2 piece ensuite. And BONUS central air conditioning to keep cool on the otherwise sweltering hot second floor in those upcoming hot summer months. Fully finished basement adds to the total usable space of the house giving you even more to utilize. Comes with 2 assigned parking stalls and is conveniently located by 119st right near public transportation and across from the prestigious Derrick Golf and Winter club. Move in and enjoy or capitalize on a hot rental market, lots of options going forward with this home.

Built in 1981

### Essential Information

MLS® #	E4434468
Price	\$284,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,208
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3257 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K7

### Amenities

Amenities	Air Conditioner
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	6
Zoning	Zone 16
Condo Fee	\$361



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