

Courtesy Of Simon Roa Of Century 21 Leading

## \$438,000 - 103 Falconer Court, Edmonton

MLS® #E4456194

**\$438,000**

4 Bedroom, 3.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Highly sought-after 45+ community of Villas of Riverbend, this half-duplex bungalow condo offers 1267 sqft + 853sqft fully finished Bsmt & double attached garage. Just steps from Riverbend Square, the Library, Safeway & a variety of shops & amenities. With vaulted ceilings, comfort & convenience and features a lots of windows, granite counters & spacious eating area. The formal dining room & inviting living room, complete with a cozy gas fireplace, provide ideal spaces for entertaining and relaxation. Facing South West with abundant natural light. The main floor has 2 bedrooms & 2 full baths. The primary suite includes both a walk-in closet & a standard closet and a 3 pc ensuite with a large shower. A laundry area & direct garage access add to the home's practicality. The fully finished basement features high ceiling, a generous rec room, 2 oversized bedrooms & newer carpeting a 4 pc bath. The double attached garage has shelving included. This well maintained home is move in ready. Make the move today!

Built in 2001

### Essential Information

MLS® # E4456194

Price \$438,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,267
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	103 Falconer Court
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V8

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	4
Zoning	Zone 14
Condo Fee	\$450

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 8th, 2025 at 11:18am MDT