

# **\$199,800 - 1088 Lakewood Road, Edmonton**

MLS® #E4435025

**\$199,800**

3 Bedroom, 2.00 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

Tipaskan, Edmonton, AB

Wishing to build equity? Opportunity awaits in this 3 bedroom 3 bath townhome overlooking the park! This 1978 townhome has a large living room with a brick faced fireplace & two large windows overlooking the park along with direct access to the park. There is the original kitchen with a dining area on the other side that overlooks the yard, the main floor also has a 2 piece bath located at the main entrance. The upper level provides a good sized primary bedroom along with two more bedrooms & a well sized four piece bath. The basement is fully developed with a family room, two piece bath and a large storage, laundry, mechanical room. The yard provides a decent sized east facing patio and there are two energized assigned parking stalls right outside the backyard. Updated furnace & hot water tank. The association has completed a complete redo of the exteriors with new windows, doors, Hardie board siding & more! One of the best locations in the complex! Pet friendly with board approval, must be licensed.

Built in 1978

## **Essential Information**

MLS® #	E4435025
Price	\$199,800
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,052
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1088 Lakewood Road
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3T7

### Amenities

Amenities	No Smoking Home, Parking-Plug-Ins
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, No Through Road, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Tipaskan, St. Elizabeth
Middle	Edith Rogers, St. Hilda
High	J Percy Page, Holy Trinity

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Zone 29
Condo Fee	\$371

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