

\$248,500 - 12 3115 119 Street, Edmonton

MLS® #E4439496

\$248,500

3 Bedroom, 1.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

This is a great opportunity for first-time buyers! Derrick Hill Estates is well located, walking distance to Square One Coffee and just a short drive to the William Lutsky Family YMCA, Century Park LRT Station and South Common Shopping Centre. Schools are nearby as well as the U of A, and quick access to the airport is another bonus! The floor plan is surprisingly spacious with a large kitchen, open to the large dining area, and a big window over the sink area to let in the natural light. The large living room features a corner wood burning fireplace which will be so cozy next winter. And you'll love the private back yard looking south towards green space. Ideal for a young family, this two-story home features an extra large primary bedroom with a wall of closets & two more spacious bedrooms. There's a semi-ensuite full bath as well as a 2-piece powder room on the main floor and the basement is open and undeveloped for your future plans. All this smart investment needs is a little TLC to make it your own!

Built in 1982

Essential Information

MLS® # E4439496

Price \$248,500

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,256
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	12 3115 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N5

Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, See Remarks
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 16
Condo Fee	\$330

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