

## \$199,900 - 4 1 Garden Grove Grove, Edmonton

MLS® #E4443376

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,335 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this well-located townhouse offering convenience and comfort in a family-friendly community. Enjoy the benefit of an assigned parking stall right next to the unit for easy access. The main floor features a 2-piece bathroom, a bright dining area with built-in storage, a spacious galley-style kitchen, and a large living room at the back that opens to your own private fenced outdoor space. Upstairs, you'll find 3 generously sized bedrooms, a 4-piece bathroom, and ample closet space. The basement adds incredible value with lots of shelving, a large rec room area, and a utility room with extra storage. Ideally located across from Duggan Park, steps from schools, and just a 5-minute drive to South Edmonton Common. Nestled behind Calgary Trail, youâ€™ll have quick access to shops, dining, and all amenities â€“ everything you need is just minutes away!

Built in 1971

### Essential Information

MLS® #	E4443376
Price	\$199,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,335
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4 1 Garden Grove Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

### Amenities

Amenities	Off Street Parking, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Duggan School
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Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	5
Zoning	Zone 16
Condo Fee	\$370

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