

## \$272,500 - 10 1 Garden Grove, Edmonton

MLS® #E4445695

**\$272,500**

3 Bedroom, 1.50 Bathroom, 1,282 sqft  
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

**UPDATED TOWNHOME IN GARDEN GROVE VILLAGE** Thoughtfully refreshed and move-in ready, this 1,282 sqft, 3 bedroom, 1.5 bath 2-storey townhome offers stylish comfort in a well-managed community. The main floor features brand new flooring and baseboards, a bright and spacious living area, and an upgraded kitchen with new cabinetry, tile, and stainless appliances. A sleek 2-piece guest bath completes the main floor. Upstairs, you'll find a generous primary suite with ample closet space, two additional bedrooms, and a beautifully renovated 4-piece bathroom with new tile, vanity, and lighting. The lower level is mostly finished with a cozy family room, storage, and a utility/laundry space with new washer and dryer. Outside, enjoy your fully fenced backyard with concrete patio and fresh sod, ideal for summer lounging. Assigned parking included. Ideally located near schools, parks, and shopping at Southgate Mall, with easy access to transit and major routes. Some photos have been virtually staged.

Built in 1971

### Essential Information

MLS® #	E4445695
Price	\$272,500
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10 1 Garden Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, 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, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	12
Zoning	Zone 16
Condo Fee	\$369

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