# \$285,000 - 47 3115 119 Street, Edmonton

MLS® #E4446993

## \$285,000

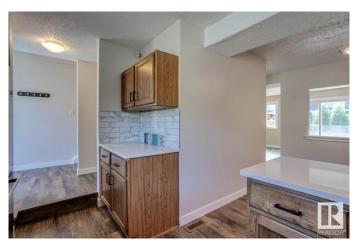
3 Bedroom, 1.50 Bathroom, 1,262 sqft Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this beautifully updated 3-bedroom home in the highly sought-after Sweetgrass community! You'll adore the fabulous kitchen, featuring brand new quartz countertops, sleek stainless steel appliances, upgraded hardware, and a convenient undermount sink on quart countertop. The dining area flows into the inviting living room, complete with a cozy wood-burning fireplace and patio doors that lead to a low-maintenance backyard. Enjoy fresh new laminate and vinyl plank flooring on the main floor, and plush new carpet upstairs. Location is everything, and this home delivers! Enjoy walking distance to a nearby park, plus you're just 3 minutes away from a fantastic 22 km walking/biking trail. Commuting is a breeze with the LRT only a 1.5 km walk/bike away, and quick access to Whitemud Drive, Anthony Henday Drive, and a variety of shopping options. Upstairs discover a spacious primary bedroom featuring elegant mirrors accessing the 4 piece bathroom. Two bedrooms with good size closets.







Built in 1982

# **Essential Information**

MLS® # E4446993 Price \$285,000 Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,262

Acres 0.00

Year Built 1982

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 47 3115 119 Street

Area Edmonton

Subdivision Sweet Grass

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 5N5

#### **Amenities**

Amenities Skylight

Parking Spaces 1

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Composition

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Composition
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 10th, 2025

Days on Market 3

Zoning Zone 16

Condo Fee \$330

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 July 13th, 2025 at 11:47am MDT