

## \$595,000 - 56 929 Picard Drive, Edmonton

MLS® #E4430489

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,575 sqft

Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

Unique, 1,575 sq ft, open concept, spacious, 45+ half duplex w/2+1 bedroom, & 3 bathrooms in Potters Green (just off Lewis Estates Golf Course). Open layout, vaulted ceiling, great for entertaining family and friends. Flooded with natural light, large windows. Primary suite roomy with walk-in closet & 4 pc bathroom. Main Floor laundry, double attached garage, hardwood floors, gas fireplace. Large basement, recreation room, guest bedroom, office, workshop. Well cared for home, original owner. South facing deck provides an abundance of light all day long (BBQ hook-up). Willing to negotiate furniture and 10 person dining table. This is a bare land condo. Roof - neoprene.

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4430489          |
| Price          | \$595,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,575             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 56 929 Picard Drive |
| Area        | Edmonton            |
| Subdivision | Potter Greens       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Workshop, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stoves-Two, Projector |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Not Fenced, Playground Nearby, Treed Lot |
| Roof              | See Remarks  |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 20      |
| Zoning         | Zone 58 |
| Condo Fee      | \$518   |

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Listing information last updated on May 1st, 2025 at 2:17pm MDT