

## \$225,000 - #241 Primrose Gardens, Edmonton

MLS® #E4440304

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Discover comfort, space and style in this beautifully renovated two-story townhouse condo located in the desirable Primrose Gardens Community. This corner unit offers added privacy with only one shared wall, perfect for peaceful living, and a bonus: your parking stall is just steps from your side entrance for ultimate convenience when bringing in groceries or kids! Highlights You'll LOVE: New vinyl plank flooring and freshly painted throughout, Upgraded dual-stage furnace + newer hot water tank, Updated microwave hood fan in a bright, functional kitchen, 3 generous bedrooms + 1.5 bathrooms, Fenced yard backing onto green space with mature trees. Corner unit = more light, and more space! Just steps from walking paths and minutes to WEST EDMONTON MALL! Enjoy the perfect balance of tranquility and convenience in this well-maintained home. Ideal for 1st-time buyers, small families or investors looking for value in a prime West-end location. Easy access to schools, public transit, shopping, and more!

Built in 1973

### Essential Information

MLS® # E4440304

Price \$225,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,060             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #241 Primrose Gardens |
| Area        | Edmonton              |
| Subdivision | Aldergrove            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 0R1               |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Detectors Smoke, No Animal Home |
| Parking   | Stall                           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 20        |
| Condo Fee      | \$335          |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT