

Courtesy Of David Lofthaug Of Bode

## \$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 quartz 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	17
Zoning	Zone 16
Condo Fee	\$330

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