

## \$428,000 - 103 Falconer Court, Edmonton

MLS® #E4456194

**\$428,000**

4 Bedroom, 3.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Highly sought-after 45+ community of Villas of Riverbend, this half-duplex bungalow condo offers 1267 sqft + 853sqft fully finished Bsmt & double attached garage. Just steps from Riverbend Square, the Library, Safeway & a variety of shops & amenities. With vaulted ceilings, comfort & convenience and features a lots of windows, granite counters & spacious eating area. The formal dining room & inviting living room, complete with a cozy gas fireplace, provide ideal spaces for entertaining and relaxation. Facing South West with abundant natural light. The main floor has 2 bedrooms & 2 full baths. The primary suite includes both a walk-in closet & a standard closet and a 3 pc ensuite with a large shower. A laundry area & direct garage access add to the home's practicality. The fully finished basement features high ceiling, a generous rec room, 2 oversized bedrooms & newer carpeting a 4 pc bath. The double attached garage has shelving included. This well maintained home is move in ready. Make the move today!

Built in 2001

### Essential Information

MLS® # E4456194

Price \$428,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,267             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 103 Falconer Court |
| Area        | Edmonton           |
| Subdivision | Falconer Heights   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 2V8            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 4                                                                       |
| Parking        | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                              |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 56                  |
| Zoning         | Zone 14             |
| Condo Fee      | \$450               |

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Listing information last updated on October 30th, 2025 at 3:48pm MDT