

\$250,000 - N/A, Edmonton

MLS® #E4453174

\$250,000

1 Bedroom, 1.00 Bathroom, 612 sqft

Condo / Townhouse on 0.00 Acres

Granville (Edmonton), Edmonton, AB

RARE Find in a Steel & Concrete Building!
This 3rd-floor, 1-bedroom, 1-bath beauty blends quality construction with modern style—perfect for downsizers or first-time buyers. Soak up all-day sunshine with south exposure and airy 9'™ ceilings, or unwind on your PRIVATE balcony (yes, it has a gas line!). The stylish kitchen features quartz counters, upgraded cabinetry, and sleek finishes, while the bright living area boasts large windows and durable laminate flooring. Enjoy year-round comfort with heat pump heating and cooling. Your spacious bedroom includes a walk-through closet to the full bath for smart, easy living. Secure underground parking adds peace of mind. Don't forget about the TITLED STORAGE LOCKER that can keep all your larger items safe and secure. All this in an unbeatable location—steps to West Edmonton Mall, Costco, cafes, groceries, Whitemud, Henday, and more. Move-in ready and waiting for you! Exceptional value being offered, do not wait!

Built in 2016

Essential Information

MLS® # E4453174

Price \$250,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stone, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Stone, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025
Days on Market 2
Zoning Zone 58
Condo Fee \$351

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