

# \$259,800 - 8 1 Garden Grove, Edmonton

MLS® #E4462926

**\$259,800**

3 Bedroom, 2.50 Bathroom, 1,230 sqft  
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this inviting home ideally located across from Duggan Park—just steps from schools and only minutes to South Edmonton Common! Enjoy easy access to public transportation right by the townhome, and with Calgary Trail nearby, shopping and dining are just a short drive away. Inside, the main floor features a bright living area and convenient 2-piece bath. Upstairs, you’ll find three spacious bedrooms and a 4-piece washroom, perfect for families. The finished basement offers even more space with a cozy recreation room, large bonus room, and another full 4-piece bath. Recent upgrades include a new hot water tank (2024) and roof (2025), giving you peace of mind for years to come. Complete with an assigned parking stall, this home offers incredible value for both first-time buyers and investors alike. With its prime location and thoughtful updates, this property truly combines comfort, convenience, and potential!

Built in 1971

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462926  |
| Price     | \$259,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,230             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 1 Garden Grove |
| Area        | Edmonton         |
| Subdivision | Duggan           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2L3          |

### Amenities

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

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$369              |

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Listing information last updated on October 24th, 2025 at 4:32am MDT