

\$249,900 - 17075 113 Street, Edmonton

MLS® #E4428161

\$249,900

3 Bedroom, 2.50 Bathroom, 1,347 sqft
Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Welcome to your next investment property or first home for only \$249,900. This 1347 sq.ft. 3 bedroom, 2.5 bathroom townhome really has it all: single attached garage, gas fireplace, large owner's suite with double closets and full en suite bath, fully finished basement, deck, and a great location that is minutes from the Anthony Henday. The current tenant has been there for 9 years and would like to stay as they love the place and pay \$1,640 (under market rent and know that this will likely increase) per month plus they pay their own utilities. It is a turn-key investment property which would be a great addition to your portfolio and is easy to maintain because of the long-term tenant.

Built in 1995

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4428161 |
| Price | \$249,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,347 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Condo / Townhouse |



| | |
|----------|-----------|
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 17075 113 Street |
| Area | Edmonton |
| Subdivision | Canossa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5X 5Y9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Baturyn School |
| Middle | Mary Butterworth School |

High Queen Elizabeth School

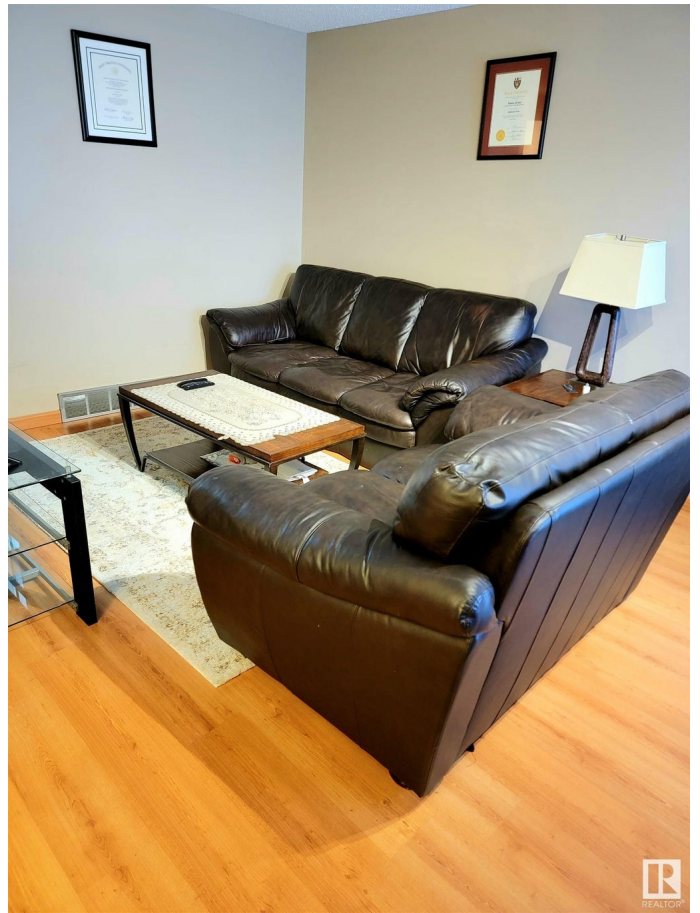
Additional Information

Date Listed March 29th, 2025

Days on Market 12

Zoning Zone 27

Condo Fee \$334



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 2:32pm MDT