

## **\$254,900 - 48 3221 119 Street, Edmonton**

MLS® #E4440193

**\$254,900**

3 Bedroom, 2.00 Bathroom, 1,349 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Expansive space in this 3 bedroom, 3 bathroom, 2 PARKING STALL, OVERSIZED HOME w PRIMARY ENSUITE, STEPS from the GOLF AND WINTER CLUB and ENDLESS RAVINE SPACE. NEWER WASHER, DRYER, and WATER TANK! Lower condo fees w a NEWER ROOF, SIDING, and WINDOWS! NOT ONLY is this an ABOVE AVERAGE SIZED for a townhouse, but the features here are timeless and abundant. SKYLIGHTS w STAIRWELL CUT OUTS for openness and light throughout! There is a full dining space off the kitchen, and a MASSIVE LIVING ROOM w a FIREPLACE! Primary bedroom has MASSIVE CLOSETS wrapping the WEST FACING room. The secondary bedrooms have a very usable amount of space w good closet sizes. Basement is unfinished, granting you tons of space for storage, or finishing to your liking! The EAST FACING back yard has garden space w trees, bushes, and perennials woven for a cozy garden feeling. A momentâ€™s ride to Century Park LRT, a momentâ€™s walk to a bus stop, as well other conveniences. A well loved and spacious home in the middle of the cityâ€™s garden.

Built in 1981

### **Essential Information**



MLS® #	E4440193
Price	\$254,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,349
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	48 3221 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K7

### Amenities

Amenities	Parking-Visitor, Vinyl Windows, See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Environmental Reserve, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$364

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