

## \$275,000 - 117 Woodborough Way, Edmonton

MLS® #E4449528

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

Welcome home to this beautifully RENOVATED townhouse. The moment you step in you will be wowed by all the work that has gone into the renovations. From the NEW KITCHEN to the FULLY FINISHED basement this home has it all. The living room is fabulous with feature wall and room for an office area, extra space for toys or whatever suits your needs. Upstairs has 3 bedrooms as well you have a BRAND NEW 4 piece bathroom with deep soaker tub. In the basement you have a 3 piece bath. UPGRADES include: QUARTZ throughout, new vinyl plank flooring, new doors, trim, pot lights, all new LIGHTING, PLUSH CARPET, all new HARDWARE, fresh paint, tile surround, and NEW appliances. Close to all amenities, playground/SCHOOL steps away, minutes to the Henday and Yellowhead.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449528  |
| Price          | \$275,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,144     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1978              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 Woodborough Way |
| Area        | Edmonton            |
| Subdivision | Bannerman           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 1N2             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Deck, See Remarks |
| Parking   | Stall             |

### Interior

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

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 35         |
| Condo Fee      | \$375           |

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 August 3rd, 2025 at 11:02am MDT