

Courtesy Of Cory Brown Of Real Broker

## \$250,000 - 54 3115 119 Street, Edmonton

MLS® #E4449543

**\$250,000**

4 Bedroom, 1.50 Bathroom, 1,268 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Beautifully updated townhouse in the highly sought-after neighborhood of Blue Quill offers the perfect blend of comfort, style, and convenience. Featuring brand NEW carpets, baseboards, laminate flooring, fresh paint throughout and a updated vanity. This home is move-in ready and ideal for first-time buyers, families, or investors. Low condo fees. Side-walks, roads, siding, and exterior materials recently upgraded on the condo. Located in a quiet and well-maintained complex, the property provides a warm and welcoming atmosphere from the moment you step inside. As a desirable side unit, this townhouse shares only one common wall, offering added privacy and a more spacious, open feel. The fenced-in backyard is perfect for children, pets, while the mature trees and surrounding green space. With local schools, shopping, parks, and public transit just steps away, the location cannot be beat. The partly finished basement includes a bedroom adding flexibility to the home. Rare find, won't last long.

Built in 1982

### Essential Information

MLS® # E4449543

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,268             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 54 3115 119 Street |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5N5            |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Skylight, Vinyl Windows |
| Parking Spaces | 1                                                          |
| Parking        | See Remarks                                                |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Brick Facing                                                     |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Composition   |
| Exterior Features | Fenced, Golf Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 16         |
| Condo Fee      | \$330           |

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Listing information last updated on August 3rd, 2025 at 3:17am MDT