

## **\$709,900 - 1350 Potter Greens Drive, Edmonton**

MLS® #E4429210

**\$709,900**

3 Bedroom, 2.50 Bathroom, 1,875 sqft

Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

It doesn't get any better! A beautifully renovated Adult Bungalow Condo in Potter Greens. This beautiful 1/2 duplex backs on to a pristine Golf Course. Private setting! Upon entering you will be greeted by a spacious living room with a fireplace and hardwood flooring. The dining room is open to the living room. The kitchen features granite counters, newer cabinetry and premium stainless steel appliances. Enjoy your breakfast with a panoramic view of the manicured golf course and nature at its best. The primary bedroom is very spacious and features a spectacular ensuite bath. We have a reading room to curl up in and enjoy your favorite book. There is a main floor office which can serve as a second bedroom. Main floor laundry. The basement is fully finished and features a huge Family room complete with a second fireplace and bar/serving area. In addition there are two more bedrooms, a flex room, gym, storage room and a full bath room. This home is open and bright. Tons of storage, double att. garage.

Built in 1992

### **Essential Information**

MLS® # E4429210

Price \$709,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,875
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	1350 Potter Greens Drive
Area	Edmonton
Subdivision	Potter Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6A3

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Wall Unit-Built-In
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, No Through Road, Private Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 26

Zoning Zone 58

Condo Fee \$564

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 30th, 2025 at 4:17am MDT