

## **\$209,900 - 35 4707 126 Avenue, Edmonton**

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MLS® #E4440374

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,075 sqft

Condo / Townhouse on 0.00 Acres

Homesteader, Edmonton, AB

VERY CLEAN Townhome in North Edmonton. Terrific easy access location close to Yellowhead highway and Clareview with shopping, schools, parks, and public transportation minutes away. Terrific private complex getting new siding, shingles and windows all done within last two years, new doors. 3 BEDROOMS 1.5 BATHROOMS with large deck. 2 PARKING STALLS. Main floor has half bathroom large kitchen with appliances included and in kitchen dining area. Main floor living room has large windows, new electric Remote Fire Place. Upper floor has 3 large bedrooms and full 4 PC. bathroom. Large master suite. Basement has separate storage room and ready for your personal touch. Utility room in basement. Do not miss this one great property with good value.

Built in 1980

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4440374  |
| Price          | \$209,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,075     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1980              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 35 4707 126 Avenue |
| Area        | Edmonton           |
| Subdivision | Homesteader        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4K4            |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Deck             |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                       |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, See Remarks   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Vinyl                       |
| Exterior Features | Golf Nearby, Public Swimming Pool |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Vinyl                       |
| Foundation        | Concrete Perimeter                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 35        |
| Condo Fee      | \$424          |



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