

## **\$197,000 - 215 6220 Fulton Road, Edmonton**

MLS® #E4455602

**\$197,000**

1 Bedroom, 1.00 Bathroom, 687 sqft  
Condo / Townhouse on 0.00 Acres

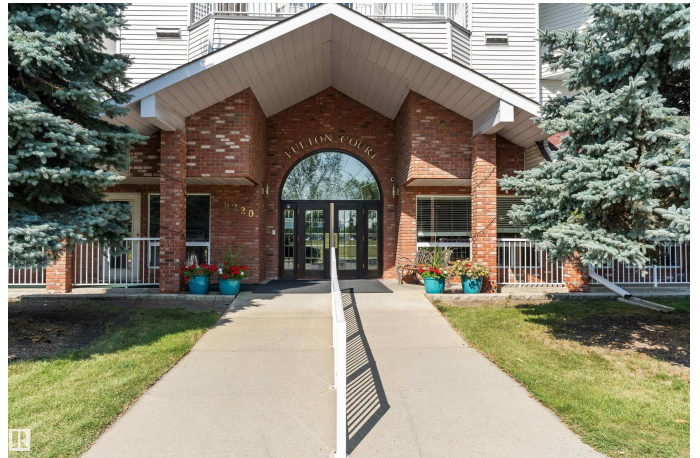
Fulton Place, Edmonton, AB

Welcome to Fulton Court a vibrant 40+ community in the heart of southeast Edmonton! This freshly painted 1-bedroom, 1-bathroom condo is move-in ready, featuring brand new carpet in the living room and bedroom, central A/C, in-suite laundry, and storage, and a separate storage cage. Enjoy your morning coffee or afternoon tea from the southeast-facing balcony that overlooks peaceful Fulton Place Park. This well-managed building offers exceptional amenities including an exercise room, social room, library, workshop, a carwash (located in the parkade), and a beautifully fenced courtyard. An on-site caretaker ensures the building remains well cared for and secure. The unit comes with an assigned underground parking stall, and condo fees are low and inclusive of heat, water, sewer, TV service, internet. Fulton Court offers comfort, connection, and convenience, a wonderful place to call home for anyone 40+ looking to downsize without compromise in a truly welcoming and established community.

Built in 1992

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4455602  |
| Price  | \$197,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 687                    |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 215 6220 Fulton Road |
| Area        | Edmonton             |
| Subdivision | Fulton Place         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6A 3T4              |

### Amenities

|                |                                                                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Car Wash, Exercise Room, Gazebo, Intercom, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Workshop, See Remarks |
| Parking Spaces | 1                                                                                                                                                                                                                                                        |
| Parking        | Stall, Underground                                                                                                                                                                                                                                       |

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                                                   |
| # of Stories | 3                                                                                                           |
| Stories      | 1                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | None, No Basement                                                                                           |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 19             |
| Condo Fee      | \$374               |

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 September 5th, 2025 at 10:32pm MDT