

## \$198,000 - 2206 38 Street, Edmonton

MLS® #E4460446

**\$198,000**

2 Bedroom, 1.50 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to Daly Grove, perfect for first-time buyers or savvy investors with LOW CONDO FEES, this townhome offers a spacious 900 sq.ft of living space, with two generously sized bedrooms. One, a large primary bedroom with a walk-in closet and a secondary bedroom with ample storage, both share a full 3-piece bath on the upper level. The main floor features durable laminate flooring throughout and is bathed in natural light, with a cozy living room that opens onto a private yard through a sliding door window. The dining area and kitchen are a welcoming space for home-cooked meals and social gatherings. The convenience of a half bath on the main level adds to the thoughtful layout. This townhouse presents a blank canvas basement ready to be tailored to your individual needs. Located near local schools, parks, shopping, and public transportation, the property ensures everything you need is on your doorstep, plus your own parking space make this an attractive and affordable opportunity not to be missed.

Built in 1991

### Essential Information

MLS® # E4460446

Price \$198,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 860               |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2206 38 Street |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4C3        |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | Stall             |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Unfinished                                                                                   |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 2nd, 2025  
Days on Market                18  
Zoning                              Zone 29  
Condo Fee                        \$240

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