

## \$248,500 - 12 3115 119 Street, Edmonton

MLS® #E4439496

**\$248,500**

3 Bedroom, 1.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

This is a great opportunity for first-time buyers! Derrick Hill Estates is well located, walking distance to Square One Coffee and just a short drive to the William Lutsky Family YMCA, Century Park LRT Station and South Common Shopping Centre. Schools are nearby as well as the U of A, and quick access to the airport is another bonus! The floor plan is surprisingly spacious with a large kitchen, open to the large dining area, and a big window over the sink area to let in the natural light. The large living room features a corner wood burning fireplace which will be so cozy next winter. And you'll love the private back yard looking south towards green space. Ideal for a young family, this two-story home features an extra large primary bedroom with a wall of closets & two more spacious bedrooms. There's a semi-ensuite full bath as well as a 2-piece powder room on the main floor and the basement is open and undeveloped for your future plans. All this smart investment needs is a little TLC to make it your own!

Built in 1982

### Essential Information

MLS® # E4439496

Price \$248,500

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,256
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12 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, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 16
Condo Fee	\$330

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