

## \$169,900 - 15235 54 Street, Edmonton

MLS® #E4464170

**\$169,900**

3 Bedroom, 1.50 Bathroom, 1,087 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Don't miss on this well priced 2 Storey 3 Bedroom 1 1/2 bath townhouse located in the heart of this family friendly area of Casselman. Interior finishing is a throwback to late 70's decor and is waiting for that new buyer to add their personal touch. Fenced backyard for the kids. Powered parking stall directly in front of unit. Condo unit faces walking path and greenbelt w/ access to Casselman & Miller Park Areas, neighbourhood McLeod Elementary School, Shopping amenities and the Anthony Henday Freeway for the work commute. York Downs North shows its pride of ownership and is an exceptionally well maintained complex offering low manageable condo fees. Vinyl Fencing. Recent roof shingles replacement. Very affordably priced and an excellent opportunity for New families, First Time Buyers or Investors! SIMPLY PUT...GREAT VALUE!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464170  |
| Price      | \$169,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15235 54 Street |
| Area        | Edmonton        |
| Subdivision | Casselman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3N9         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                  |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 02            |

Condo Fee                \$340

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 November 3rd, 2025 at 10:17pm MST