

## \$369,900 - 1 17839 99 Street, Edmonton

MLS® #E4423527

**\$369,900**

3 Bedroom, 3.50 Bathroom, 1,508 sqft

Condo / Townhouse on 0.00 Acres

Elsinore, Edmonton, AB

Rare opportunity to own a custom built Executive Style Townhouse. This original owner and builder townhome is the largest in the area, and has the largest yard. Main floor features gleaming hardwood flooring, gas fireplace and beautiful south facing backyard for summer enjoyment. The kitchen boasts loads of cupboard/countertop space with high end appliances. Upstairs you will find 3 good sized bedrooms, full 4 pc bath, primary bedroom with walk-in closet & 3 pc ensuite. Lower level has entry from O/S garage leading into nice mudroom, with good size rec room, another 3 pc ensuite and laundry room. This is an end unit with the largest yard which can be fenced off. Whole home was professionally painted, carpets cleaned and ready to move in. Great quiet location with easy access to Anthony Henday, parks and walking trails. Won't last long!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4423527  |
| Price      | \$369,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,508             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 17839 99 Street |
| Area        | Edmonton          |
| Subdivision | Elsinore          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6A6           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Over Sized, Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl                       |
| Exterior Features | Landscaped, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stucco, Vinyl                       |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 27         |
| Condo Fee      | \$440           |

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Listing information last updated on April 30th, 2025 at 11:02pm MDT