

\$265,000 - 52 3221 119 Street, Edmonton

MLS® #E4426148

\$265,000

3 Bedroom, 2.00 Bathroom, 1,249 sqft
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Perfect for university students, downtown professionals, investors, or families looking for top-ranked schools (Westbrook, Vernon Barford). Bus stop just steps away, with Century Park LRT & UofA only minutes away. This beautiful townhome offers over 1,300 sqft of living space with a partially finished basement. The main floor features modern décor and laminate flooring, a spacious living room, and a functional kitchen with ample cabinetry, counter space, and upgraded appliances. The dining area flows seamlessly into the layout. Upstairs, you'll find three good-sized bedrooms with generous closet space and a skylight above the stairs. The large primary bedroom includes double closets and a 2-piece ensuite. The partially finished basement offers a den/office. One assigned parking stall is conveniently located right in front of the unit. Located in a well-managed complex with reasonable condo fees, newer siding, windows, and roof, this townhome is a great opportunity!

Built in 1981

Essential Information

MLS® #	E4426148
Price	\$265,000
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,249
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	52 3221 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K7

Amenities

Amenities	No Smoking Home, Parking-Visitor
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 17th, 2025
Days on Market 31
Zoning Zone 16
Condo Fee \$364

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 April 17th, 2025 at 6:47pm MDT