

Courtesy Of Kelly A Grant Of Sweetly

## \$260,000 - 13619 28 Street, Edmonton

MLS® #E4426293

### \$260,000

3 Bedroom, 1.50 Bathroom, 1,222 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This charming 2-storey townhouse in Victoria Square offers 1,222 sqft of living space, featuring 3 bedrooms, 1.5 baths, and low condo fees! Recently upgraded with brand new carpet on the main and upper floors, and new luxury vinyl plank flooring in the fully developed basement, this home is truly move-in ready. The open-concept living and dining area showcases a striking stone feature wall and is filled with natural light. The kitchen offers ample cabinet space, and a convenient 2-piece powder room completes the main level. Upstairs, the primary bedroom includes a walk-in closet and access to the updated 4-piece bathroom, alongside two additional spacious bedrooms. The basement provides a rec room, perfect for family gatherings. Both the front and back yards are fully fenced for privacy. Ideally located near parks, schools, shopping, and all amenities, this property is perfect for family living or as a revenue investment. Move-in ready and pre-inspected—don't miss out on this fantastic value!

Built in 1978

### Essential Information

MLS® # E4426293

Price \$260,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,222             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 13619 28 Street |
| Area        | Edmonton        |
| Subdivision | Kernohan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4B5         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, See Remarks                    |
| Parking   | Front/Rear Drive Access, Parking Pad Cement/Paved |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Belmont School        |
| Middle     | John D. Bracco School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 35          |
| Condo Fee      | \$308            |

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Listing information last updated on April 5th, 2025 at 3:32am MDT