

Courtesy Of Andrew I McLeod Of Local Real Estate

## \$388,800 - N/A, Edmonton

MLS® #E4428453

**\$388,800**

2 Bedroom, 3.50 Bathroom, 1,035 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Check out this brand-new duplex located just minutes from downtown Edmonton! No Condo Fees! With 1035 square feet of modern living space, this property features 2 spacious bedrooms upstairs, each with its own ensuite for maximum comfort. The bright, modern kitchen is perfect for cooking and entertaining. The fully developed basement with a convenient side entrance, offers flexible options to suit your needs. Enjoy the added bonus of a single detached garage. Don't miss the opportunity to make this versatile and stylish home yours!

Built in 2023

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4428453          |
| Price          | \$388,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,035             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |



Status Active

### Community Information

Address N/A  
Area Edmonton  
Subdivision Alberta Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 1A8

### Amenities

Amenities Ceiling 9 ft., Closet Organizers  
Parking Single Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Fenced, Flat Site, Shopping Nearby  
Roof Vinyl Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 1st, 2025  
Days on Market 14  
Zoning Zone 05

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Listing information last updated on April 15th, 2025 at 7:02am MDT