

## \$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                35  
Zoning                              Zone 16  
Condo Fee                        \$364

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Listing information last updated on April 21st, 2025 at 4:02am MDT