

\$289,000 - 74 3115 119 Street, Edmonton

MLS® #E4432631

\$289,000

3 Bedroom, 1.50 Bathroom, 1,243 sqft
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this updated 3-bedroom townhouse in desirable Sweetgrass, across from the Derrick Golf Course. A well-managed complex with low condo fees - this unit is move-in ready with over 1800 ft² of living space! The main floor is bright and inviting with a well-appointed kitchen, a guest bath, and a living room featuring beautiful hardwood floors and a fireplace. Patio doors lead you to a low-maintenance backyard, perfect for summer barbecues and entertaining friends. Upstairs, you'll find a large primary suite with his and her closets, two more bedrooms, a four-piece bath, and a huge linen closet. Enjoy a fully finished basement, the perfect space for movie nights, a home office, or a gym. Ideally located just steps from Whitemud Ravine trails, off-leash dog park, and close to Century Park LRT, transit, schools, and shopping.

Built in 1982

Essential Information

MLS® #	E4432631
Price	\$289,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,243
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	74 3115 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N5

Amenities

Amenities	Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Visitor, Skylight
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, See Remarks
Roof	Vinyl Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 24th, 2025
Days on Market	9
Zoning	Zone 16
Condo Fee	\$330

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