

## \$225,000 - #241 Primrose Gardens, Edmonton

MLS® #E4440304

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Discover comfort, space and style in this beautifully renovated two-story townhouse condo located in the desirable Primrose Gardens Community. This corner unit offers added privacy with only one shared wall, perfect for peaceful living, and a bonus: your parking stall is just steps from your side entrance for ultimate convenience when bringing in groceries or kids! Highlights You'll LOVE: New vinyl plank flooring and freshly painted throughout, Upgraded dual-stage furnace + newer hot water tank, Updated microwave hood fan in a bright, functional kitchen, 3 generous bedrooms + 1.5 bathrooms, Fenced yard backing onto green space with mature trees. Corner unit = more light, and more space! Just steps from walking paths and minutes to WEST EDMONTON MALL! Enjoy the perfect balance of tranquility and convenience in this well-maintained home. Ideal for 1st-time buyers, small families or investors looking for value in a prime West-end location. Easy access to schools, public transit, shopping, and more!

Built in 1973

### Essential Information

MLS® # E4440304

Price \$225,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	#241 Primrose Gardens
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0R1

### Amenities

Amenities	Detectors Smoke, No Animal Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 20
Condo Fee	\$335

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