

\$248,500 - 12 3115 119 Street, Edmonton

MLS® #E4439496

\$248,500

3 Bedroom, 1.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

This is a great opportunity for first-time buyers! Derrick Hill Estates is well located, walking distance to Square One Coffee and just a short drive to the William Lutsky Family YMCA, Century Park LRT Station and South Common Shopping Centre. Schools are nearby as well as the U of A, and quick access to the airport is another bonus! The floor plan is surprisingly spacious with a large kitchen, open to the large dining area, and a big window over the sink area to let in the natural light. The large living room features a corner wood burning fireplace which will be so cozy next winter. And you'll love the private back yard looking south towards green space. Ideal for a young family, this two-story home features an extra large primary bedroom with a wall of closets & two more spacious bedrooms. There's a semi-ensuite full bath as well as a 2-piece powder room on the main floor and the basement is open and undeveloped for your future plans. All this smart investment needs is a little TLC to make it your own!

Built in 1982

Essential Information

MLS® # E4439496

Price \$248,500

Bedrooms 3



| | |
|----------------|-------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,256 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 12 3115 119 Street |
| Area | Edmonton |
| Subdivision | Sweet Grass |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 5N5 |

Amenities

| | |
|----------------|--|
| Amenities | Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------|
| Elementary | Sweet Grass School |
| Middle | Vernon Barford School |
| High | Harry Ainlay School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 16 |
| Condo Fee | \$330 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 9:17am MDT