

## \$499,900 - 47 1130 Falconer Road, Edmonton

MLS® #E4458030

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Welcome to this beautifully updated executive split-level home in Falconer Heights, offering over 2000 sqft of meticulously renovated living space. With over \$175,000 in upgrades, this property is move-in ready and perfect for those seeking both comfort and quality. The kitchen features modern appliances, granite countertops, and ample cabinet space, flowing effortlessly into a bright dining area and a cozy living room complete with a new fireplace. Upstairs, you'll find generously sized bedrooms, including a master suite that offers a private escape. The fully finished basement provides additional space for a family room, office, or gym. With a heated double garage for parking and storage, this home has been designed to meet all your practical and aesthetic needs. Located in the heart of Falconer Heights, this home offers convenient access to nearby shopping, dining, and parks, making it an ideal place to enjoy the best of what the community has to offer.

Built in 1992

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458030  |
| Price     | \$499,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,391             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 47 1130 Falconer Road |
| Area        | Edmonton              |
| Subdivision | Falconer Heights      |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 2J6               |

### Amenities

|           |                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement |
| Parking   | 2 Outdoor Stalls, Double Garage Attached, Heated                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                      |
| Appliances        | Air Cleaner-Electronic, Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| Fireplaces        | Mantel, Remote Control, Stone Facing                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                                   |
| Construction      | Wood, Stucco, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 14              |
| Condo Fee      | \$620                |

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 October 20th, 2025 at 1:02am MDT