

## **\$209,000 - 117 16344 109 Street, Edmonton**

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MLS® #E4435670

**\$209,000**

4 Bedroom, 1.50 Bathroom, 1,088 sqft

Condo / Townhouse on 0.00 Acres

Lorelei, Edmonton, AB

This FRESHLY UPDATED, FULLY FINISHED 3-bedroom + FAMILY ROOM + DEN, 1.5-BATH twnhse offers unbeatable value in a family-friendly location. The bright main floor features a VERY SPACIOUS & LIGHT-SUNKEN living room, AIRY & FUNCTIONAL kitchen w/ ample STORAGE in your EXTENDED CABINETS, QUARTZ counters & GLASS backsplash, SS APPLIANCES, next your dining area, & a CONVENIENT 2-PC BATH. Upstairs, enjoy a vaulted ceiling in the primary bedroom, 2 additional cozy bedrooms, & a gorgeous full 4-piece bathroom. The FNSHD BSMT includes laundry area, FAMILY ROOM, a CLOSED DEN/OFFICE & a STORAGE ROOM. CONDO FEES COVER HEAT & WATER/SEWER, adding to the LOW-MAINTENANCE lifestyle. With a PRIVATE FENCED YARD, FRONT PARKING STALL, & a playground w/in the complex, this home is ideal for families, first-time buyers, or investors. Situated steps from SCHOOLS, DAYCARE, PUBLIC TRANSIT, & just minutes to shopping & Anthony Henday Drive—this location offers convenience & community. Don't miss out on this turnkey opportunity!



Built in 1977

### **Essential Information**

MLS® #	E4435670
Price	\$209,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	117 16344 109 Street
Area	Edmonton
Subdivision	Lorelei
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2T4

### Amenities

Amenities	On Street Parking, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	2
Parking	2 Outdoor Stalls, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lorelei School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### Additional Information

Date Listed	May 9th, 2025
Days on Market	21
Zoning	Zone 27
Condo Fee	\$582

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