

## \$325,000 - 21 903 109 Street, Edmonton

MLS® #E4449368

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

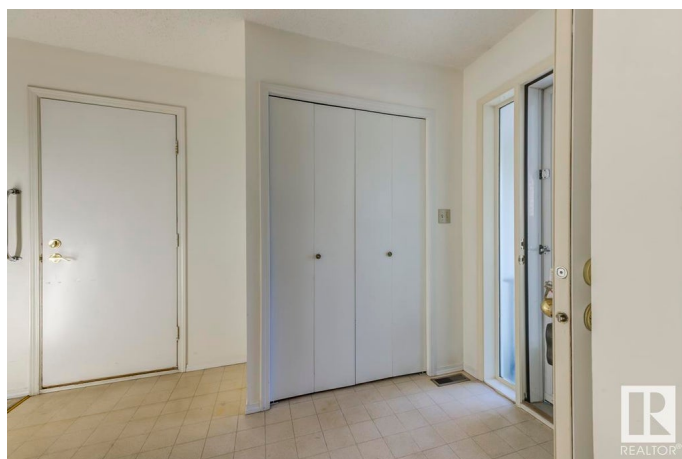
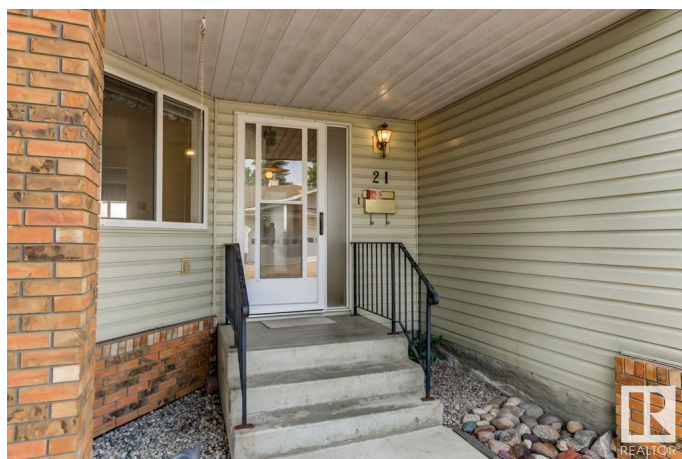
Bearspaw (Edmonton), Edmonton, AB

Welcome to easy living in this charming bungalow duplex, nestled in a quiet 50+ community just steps from Blackmud Creek Ravine. Perfect for those ready to downsize without compromise, this 2+1 bedroom, 2 bath home offers the space you need with the low-maintenance lifestyle you want. Enjoy a bright kitchen with oak cabinets, main floor laundry, and the peace of no rear neighbours. The finished basement adds flexibility for guests or hobbies. The attached garage keeps you out of the elements, while the nearby dog park, trails, shopping, medical services, and transit make daily life a breeze. The vibrant clubhouse is a true gem—complete with a full kitchen, games room, piano, and space to gather with friends. This is more than a home—it's a lifestyle. \*\*Some photos are virtually staged\*\*

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449368  |
| Price          | \$325,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,087     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1989              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 21 903 109 Street   |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6R1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 16         |
| Condo Fee      | \$561           |

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Listing information last updated on July 26th, 2025 at 8:02am MDT