

## \$260,000 - 245 Primrose Gardens, Edmonton

MLS® #E4450496

**\$260,000**

3 Bedroom, 1.50 Bathroom, 1,068 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to Primrose Gardens in Aldergrove! This beautifully updated 3-bed, 2-bath townhome offers stylish living without the luxury price tag. The main floor boasts new vinyl plank flooring, fresh paint, a crisp white kitchen with stainless steel appliances, river rock granite counters, and a renovated powder room. Enjoy natural light from large windows and a dedicated dining area. Upstairs features three spacious bedrooms and a fully updated bath with modern fixtures. The finished basement adds a large rec room, den, and laundry space. Craftsman-style trim, new doors, and lighting throughout. Step outside to your fully fenced, south-facing yard with a concrete patio and mature apple tree—perfect for relaxing or entertaining. Ideally located near the vibrant West End: walk to parks, top schools, WEM, restaurants, Misericordia Hospital, YMCA, future LRT, and more. Move-in ready and full of charm—don't miss this one!

Built in 1973

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450496  |
| Price     | \$260,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,068             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 245 Primrose Gardens |
| Area        | Edmonton             |
| Subdivision | Aldergrove           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 0R1              |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Front Porch, No Animal Home, No Smoking Home |
| Parking   | Stall                                        |

### Interior

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                    |
| Stories      | 3                                                                            |
| Has Basement | Yes                                                                          |
| Basement     | Full, Finished                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Metal, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 20         |
| Condo Fee      | \$335           |

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Listing information last updated on August 13th, 2025 at 7:17pm MDT