

## \$279,900 - 13 3115 119 Street, Edmonton

MLS® #E4451745

**\$279,900**

4 Bedroom, 2.50 Bathroom, 1,356 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome home to this beautifully updated 2-storey townhouse offering the perfect blend of style, space, and serenity. Featuring a modern open-concept floor plan, this home is designed for both comfortable living and elegant entertaining. Step into the heart of the home—a newly renovated gourmet chef's kitchen complete with high-end appliances, sleek countertops, and ample cabinetry, perfect for preparing meals and hosting guests. The spacious living and dining areas are filled with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find four generously sized bedrooms, a serene primary suite with a private ensuite and plenty of closet space. 2.1 bathrooms throughout the home, convenience is never compromised. The finished basement offers additional living space ideal for a family room, home office, or gym, whatever suits your lifestyle. Enjoy peaceful views as this property backs directly onto a lush green space, providing privacy and a natural back drop year-round.

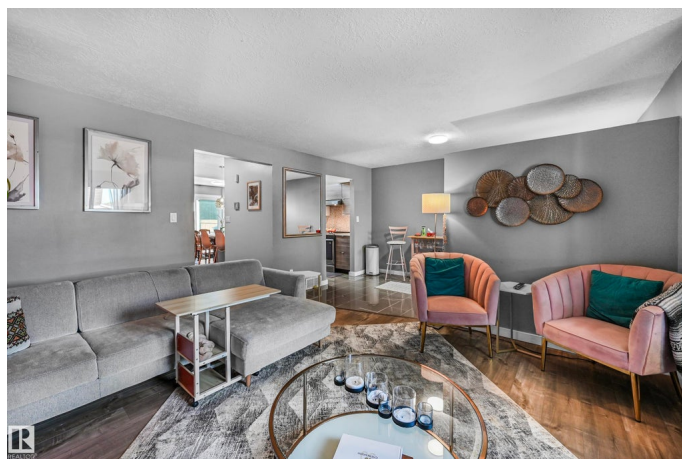
Built in 1982

### Essential Information

MLS® # E4451745

Price \$279,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,356             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 3115 119 Street |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5N5            |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Parking-Visitor, Patio, See Remarks |
| Parking   | Stall, See Remarks                                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Stone, Vinyl                                                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 16          |
| Condo Fee      | \$356            |

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Listing information last updated on August 17th, 2025 at 11:32am MDT