

# **\$249,900 - 131 Primrose Gardens Gardens, Edmonton**

MLS® #E4438669

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Renovated townhouse at west-end Aldergrove, prime location - minutes to West Edmonton Mall, public transit, schools, shopping, and playgrounds. This home features NO CARPET throughout-tile flooring on main level, high quality durable bamboo flooring at upstairs, laminate flooring at basement. The bright and welcoming main floor offers a spacious great room with large windows overlooking the yard, renovated kitchen offers loads of cabinetry and counter space, and a convenient powder room finished the main level. Upstairs, you'll find three good size bedrooms and a four-piece bathroom. The fully finished basement provides extra living space, perfect for a family room, or home office. Step outside to a large private wood deck, set in a quiet part of the complex with park and school close by-ideal for first-time home buyers or young families. This home also has a brand new hot water tank (2025). This is a fantastic opportunity to own your first home!

Built in 1973

## **Essential Information**

MLS® #	E4438669
Price	\$249,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	131 Primrose Gardens Gardens
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0R1

### Amenities

Amenities	Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	May 27th, 2025
Days on Market	20
Zoning	Zone 20
Condo Fee	\$335

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 June 15th, 2025 at 10:17pm MDT