

# \$265,000 - 56 3115 119 Street, Edmonton

MLS® #E4431804

## \$265,000

3 Bedroom, 1.50 Bathroom, 1,188 sqft  
Condo / Townhouse on 0.00 Acres

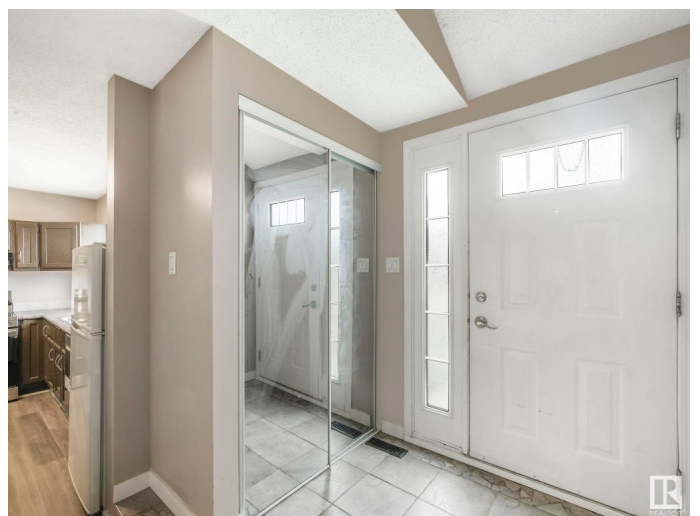
Sweet Grass, Edmonton, AB

Welcome to this move-in ready 3-bedroom townhouse offering nearly 1,200 sq ft in the well-managed Derrick Hill Estates. Featuring newer laminate flooring throughout and affordable condo fees. Enjoy the convenience of newer appliances including a 4-piece stove, washer, dryer, and dishwasher (2024). The main floor boasts a spacious open kitchen with dining area, a bright living room with patio doors, and a 2-piece bath. Upstairs you'll find a large primary bedroom, two additional bedrooms, and a 4-piece bathroom. The unfinished basement awaits your personal touch. Prime location with quick access to the LRT, Whitemud, Anthony Henday, shopping, schools, and public transit. Don't miss this opportunity—come see it today!

Built in 1982

### Essential Information

MLS® #	E4431804
Price	\$265,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.00



Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	56 3115 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N5

### **Amenities**

Amenities	No Smoking Home
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$330

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Listing information last updated on April 22nd, 2025 at 8:47pm MDT