

## \$349,900 - 34 1130 Falconer Road, Edmonton

MLS® #E4438094

### \$349,900

2 Bedroom, 2.00 Bathroom, 1,505 sqft

Condo / Townhouse on 0.00 Acres

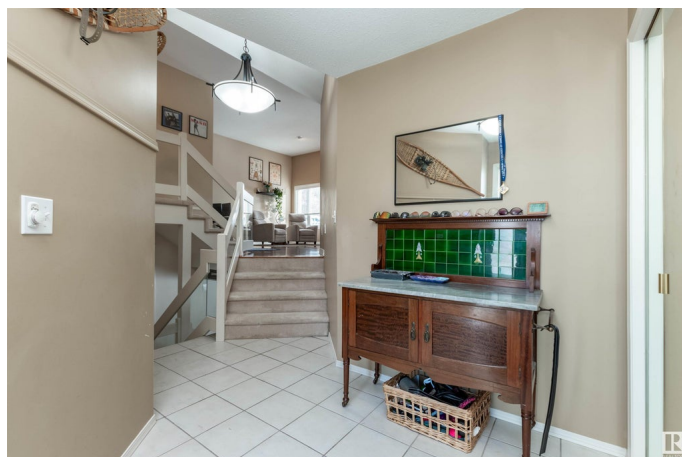
Falconer Heights, Edmonton, AB

Welcome to "The Summit", located in Falconer Heights of Riverbend! This customized end unit offers open floor plan, vaulted ceiling and almost 2000 sq. ft. of developed living space. Upgrades include windows, high efficiency furnace with heat pump/AC unit! Exceptionally large primary bedroom with 5 piece ensuite and walk in closet, lots of storage, main floor laundry, engineered hardwood floor, remodeled kitchen and large eating area. Double attached garage with double drywall/insulated. Complex is well run and cared for with mature trees, new asphalt and curbs as well taken care of grounds. Easy access to walking trails/footbridge. Close to park, shopping, medical, restaurants and more!

Built in 1992

### Essential Information

MLS® #	E4438094
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.00
Year Built	1992



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	34 1130 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2J6

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	8
Zoning	Zone 14

Condo Fee                    \$573

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Listing information last updated on May 31st, 2025 at 12:02pm MDT