

# \$239,900 - 2923 109 Street, Edmonton

MLS® #E4441666

## \$239,900

3 Bedroom, 1.50 Bathroom, 1,052 sqft  
Condo / Townhouse on 0.00 Acres

Steinhauer, Edmonton, AB

This unit has an excellent location backing onto a treed green belt. This 3 bedroom home that's close to schools, shopping (South Edmonton Common) and transportation; walkable distance to the LRT. Fridge and stove are less than 5 years old. The living room has hardwood flooring and carpet and tile throughout. Mid efficiency furnace, newer HWT, 1.5 baths that have been renovated and man cave rec room down. This home is very clean and tastefully decorated. All you have to do is move in! The south facing back yard has beautiful trees and is backing onto a green space making it great for entertaining. 2 energized parking stalls, main one directly in front of unit. Great location on place that has newer windows throughout, newer siding and newer shingles and a great reserve fund. Move in and enjoy a great location and well managed complex.



Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441666  |
| Price      | \$239,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,052             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2923 109 Street |
| Area        | Edmonton        |
| Subdivision | Steinhauer      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4N6         |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Hot Water Natural Gas, Parking-Plug-Ins, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                              |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Stone Facing, See Remarks                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Steinhauer, St Augustine   |
| Middle     | DSMcKenzieLouis StLaurent  |
| High       | HarryAinley, Louis St Laur |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 16        |
| Condo Fee      | \$370          |

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Listing information last updated on August 20th, 2025 at 8:02pm MDT