

## \$237,000 - 122 122 Kaskitayo Court, Edmonton

MLS® #E4437808

**\$237,000**

3 Bedroom, 1.50 Bathroom, 889 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Perfect Starter Home in a Family-Friendly Neighborhood! Discover exceptional value in this 3-bedroom, 1.5-bathroom townhouse located in one of South Edmonton's most desirable communities. With a low entry price and \$5,000 cash back for flooring upgrades, this is your opportunity to step into homeownership with confidence and flexibility. The seller is offering a \$5,000 cash back at closing to help you upgrade the floors to your personal style! Just 5 minutes from Century Park with fast LRT access to U of A, downtown and North Edmonton. Situated in a quiet, family-friendly neighborhood with parks, schools, and shops nearby. Bright, functional layout with three spacious bedrooms. Cozy 1.5 bathrooms – ideal for families. Private small yard – perfect for kids, pets, or gardening. Fully finished basement with high end washer and dryer. Cool basement nook – a fun hideaway your kids will adore. Design-ready: bring your own style and updates with built-in upgrade potential. Furnishings negotiable.

Built in 1978

### Essential Information

MLS® # E4437808

Price \$237,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 122 122 Kaskitayo Court |
| Area        | Edmonton                |
| Subdivision | Blue Quill              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6J 3T3                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Crawl Space, No Smoking Home, Patio |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Stucco              |
| Exterior Features | Fenced, Playground Nearby |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Stucco              |
| Foundation        | Concrete Perimeter        |

### School Information

Elementary                Sweet Grass School

**Additional Information**

Date Listed                May 20th, 2025  
Days on Market        12  
Zoning                      Zone 16  
Condo Fee                \$298

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