

\$475,000 - 122 Falconer Court, Edmonton

MLS® #E4438081

\$475,000

4 Bedroom, 3.00 Bathroom, 1,418 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

RARE GEM â€“ NO ATTACHED NEIGHBOUR! Enjoy having your own home in The Villas at Riverbend 45+ Community. This fully finished bungalow offering over 2,500 sq ft total living space & a total of 4 bedrooms, is move in ready. Private front foyer leads into your formal dining & living room w/ VAULTED CEILING, an abundance of windows for natural light & 3 sided gas f/p. Around the corner, your kitchen is complete w/ newer granite countertops (approx. 10 yrs), some updated appliances (induction stove, microwave, d/w 2020) & a walk in pantry. Also featuring newer hardwood flooring (approx. 8-9 yrs), spacious dining nook w/ patio door access to deck (w/ gas line). Spacious Primary suite w/ walk-in closets & 4 piece ensuite. Second bedroom could be an office, next to a 3-piece bath. The laundry room (2019) is tucked away along w/ access to DOUBLE ATTACHED GARAGE. FULLY FINISHED BASEMENT w/ 9 ft ceilings, generous rec room PLUS 2 ADDITIONAL LARGE BEDROOMS & 4-piece bath. A/C & PETS ALLOWED. SHINGLES MAY 2025.



Built in 1999

Essential Information

MLS® # E4438081

Price \$475,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,418
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

Community Information

Address	122 Falconer Court
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V8

Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	Zone 14
Condo Fee	\$450

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Listing information last updated on June 2nd, 2025 at 9:17am MDT