

## **\$198,900 - 14230 31 Street, Edmonton**

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MLS® #E4441897

**\$198,900**

3 Bedroom, 1.50 Bathroom, 1,042 sqft

Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

An excellent starter home, this three-bedroom home is located in a prime area of Edmonton. Great starter home. Come check this 3 bedroom townhome in a great location in Edmonton. LOTS of work to the exterior has been done. Seller has paid this cost of \$54,000. Enjoy the top floor with 3 good sized bedrooms and a full bath. The main floor offers an east facing living room with the morning sun shining through. The kitchen overlooks the fenced back yard where you kids or pets may be relaxing or playing or you maybe just wanting to soak up the sun. There is a 2 pc bath on this floor too. The basement is mostly finished with a music studio (present use), you can use as a hobby room, family room etc. There is a temporary wall making a smaller room that can easily be removed or keep it and use as an office etc. Then you have your laundry/utility room. The furnace and hot-water tank were both replace in Dec of 2020. Another big savings for the buyer. Seller will leave the BBQ.

Built in 1978

### **Essential Information**

MLS® #	E4441897
Price	\$198,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,042
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14230 31 Street
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1H1

### Amenities

Amenities	Hot Water Natural Gas, Storage
Parking	Stall

### Interior

Appliances	Dishwasher-Portable, Dryer, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information



Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$449

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