

## \$245,000 - 12054 157 Avenue, Edmonton

MLS® #E4435442

**\$245,000**

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

North Park Village is an extremely well run, self managed complex that shows pride of ownership throughout. This 4 level, 3 bedroom home is approximately 1624 sq ft above grade (3 levels). The 4th level (bsmt) hosts the mechanical (HWT & furnace replaced 2020) & a finished den. The front entry area has access to the one car garage & steps up to the living room hosting hardwood floors, wood burning fireplace & sliding door access to the back patio. Stepping up to the next level you will find a large dining area, 2pc common bath, spacious kitchen with laundry room. The last level (upper floor) hosts a large primary bedroom with walk-in closet, dressing area, 2 pc ensuite bath as well as 2 additional bedrooms & 4pc common bath. The back patio is fully fenced & is completely covered in paving stones for easy maintenance. Located close to shopping, professional services, transit, schools & the Castledowns Rec Centre. A beautiful family home!!

Built in 1976

### Essential Information

MLS® #	E4435442
Price	\$245,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,625
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	12054 157 Avenue
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2R9

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	15
Zoning	Zone 27
Condo Fee	\$425

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