

## \$274,900 - 118 Primrose Gardens, Edmonton

MLS® #E4457689

**\$274,900**

4 Bedroom, 1.50 Bathroom, 1,040 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

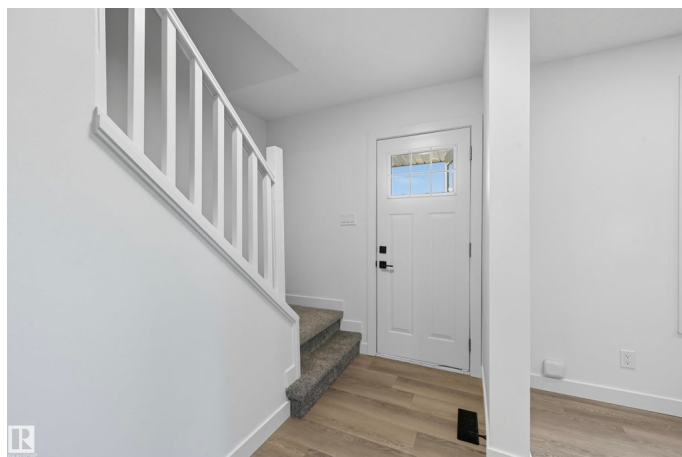
FULLY RENOVATED 4 bedroom, 1.5 bathroom townhome in the desirable West end community of Aldergrove is ready for immediate possession! Upon entrance you'll instantly fall in love with the HIGH-END FINISHES & crisp clean feel. Designed for both style and comfort, the main level offers a spacious dining area adjacent to the beautiful BRAND NEW kitchen w/ BRAND NEW stainless steel appliances, convenient guest bath & large living room w/ beautiful custom FEATURE WALL. Upstairs you'll find 3 good sized bedrooms & a 4 piece bathroom. FULLY FINISHED BASEMENT offers 4th BEDROOM, laundry & family room w/ tons of storage space. You'll appreciate the fenced yard w/ concrete patio & garden BACKING ONTO GREENSPACE, your private oasis! QUALITY UPGRADES include NEW quartz, FRESHLY PAINTED throughout with luxurious NEW vinyl flooring & carpet, NEW trim & doors, NEW hardware, NEW fixtures, POT LIGHTS & much, much more. EXCELLENT LOCATION. Close to future LRT, schools, Misericordia Hospital, WEM, Whitemud & Anthony Henday

Built in 1973

### Essential Information

MLS® # E4457689

Price \$274,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,040             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 118 Primrose Gardens |
| Area        | Edmonton             |
| Subdivision | Aldergrove           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 0R1              |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Detectors Smoke, Parking-Extra, Parking-Plug-Ins, See Remarks |
| Parking   | Stall                                                                                                |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Aldergrove School   |
| Middle     | Parkview School     |
| High       | Jasper Place School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$335                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 28th, 2025 at 3:47pm MDT