

# **\$229,900 - 131 Primrose Gardens Gardens, Edmonton**

MLS® #E4438669

**\$229,900**

3 Bedroom, 1.50 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

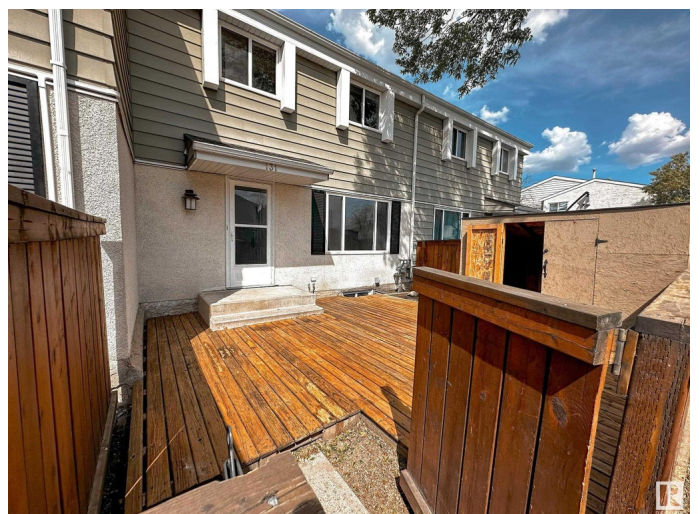
Aldergrove, Edmonton, AB

Renovated townhouse at west-end Aldergrove, prime location - minutes to West Edmonton Mall, public transit, schools, shopping, and playgrounds. This home features NO CARPET throughout-tile flooring on main level, high quality durable bamboo flooring at upstairs, laminate flooring at basement. The bright and welcoming main floor offers a spacious great room with large windows overlooking the yard, renovated kitchen offers loads of cabinetry and counter space, and a convenient powder room finished the main level. Upstairs, you'll find three good size bedrooms and a four-piece bathroom. The fully finished basement provides extra living space, perfect for a family room, or home office. Step outside to a large private wood deck, set in a quiet part of the complex with park and school close by-ideal for first-time home buyers or young families. This home also has a brand new hot water tank (2025). This is a fantastic opportunity to own your first home!

Built in 1973

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4438669  |
| Price    | \$229,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,060             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 131 Primrose Gardens Gardens |
| Area        | Edmonton                     |
| Subdivision | Aldergrove                   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5T 0R1                      |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

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

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 20        |
| Condo Fee      | \$335          |

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Listing information last updated on August 3rd, 2025 at 7:32am MDT