

## \$250,000 - 849 Erin Place, Edmonton

MLS® #E4459364

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,129 sqft  
Condo / Townhouse on 0.00 Acres

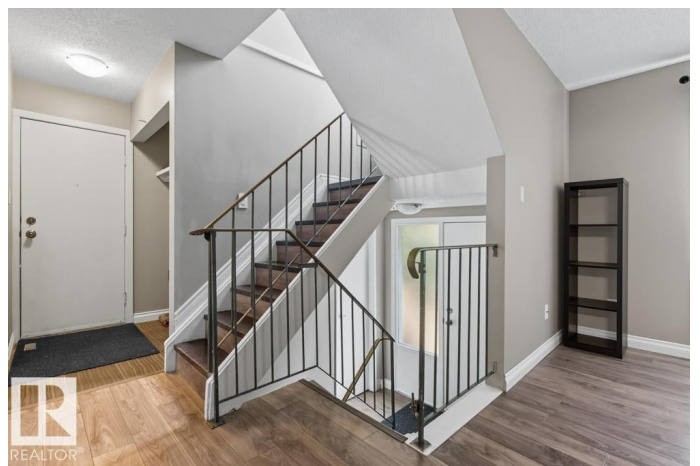
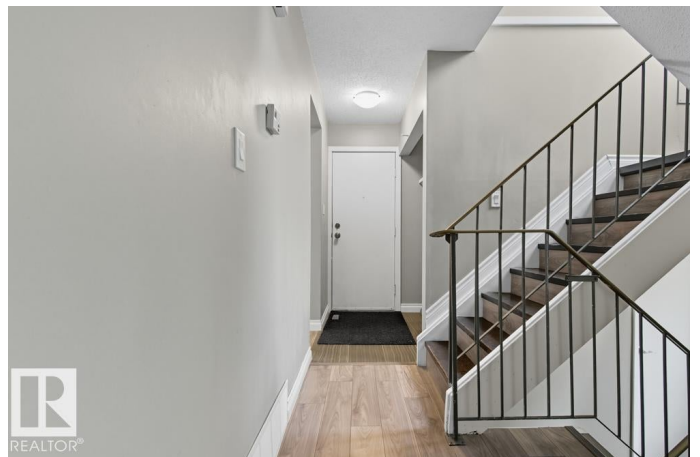
Thornccliffe (Edmonton), Edmonton, AB

Welcome to Erin Place, where comfortability meets convenience. This gem of a townhome is within minutes away from schools, local shops, public transportation, parks, Misericordia hospital and West Edmonton Mall. Offering 3 beds and 1.5 bath this unit is perfect for families with young kids, young couples that are starting their journey and investors looking to expand their rental portfolio. Upon entering, you will be welcomed by a renovated kitchen to your right with newer appliances and light fixtures and the hardwood flooring throughout the whole home was only renovated back in 2022. Upstairs, you will find ample sized bedrooms and the 4 piece bathroom that screams coziness. The fully finished basement consists of the huge flexible recreational room that can be used as a family movie night room, a game night room or anything that you desire it to be! Situated close to major highways like the Whitemud and Anthony Henday makes this home very accessible! Come take a look and be amazed!

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459364  |
| Price    | \$250,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,129             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 849 Erin Place         |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 1M6                |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall                                                               |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Slab                                                                            |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | St Justin          |
| Middle     | HE Beriault        |
| High       | Saint Oscar Romero |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$350                |

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Listing information last updated on October 30th, 2025 at 5:47pm MDT