

## \$289,000 - 74 3115 119 Street, Edmonton

MLS® #E4432631

**\$289,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this updated 3-bedroom townhouse in desirable Sweetgrass, across from the Derrick Golf Course. A well-managed complex with low condo fees - this unit is move-in ready with over 1800 ft<sup>2</sup> of living space! The main floor is bright and inviting with a well-appointed kitchen, a guest bath, and a living room featuring beautiful hardwood floors and a fireplace. Patio doors lead you to a low-maintenance backyard, perfect for summer barbecues and entertaining friends. Upstairs, you'll find a large primary suite with his and her closets, two more bedrooms, a four-piece bath, and a huge linen closet. Enjoy a fully finished basement, the perfect space for movie nights, a home office, or a gym. Ideally located just steps from Whitemud Ravine trails, off-leash dog park, and close to Century Park LRT, transit, schools, and shopping.

Built in 1982

### Essential Information

MLS® #	E4432631
Price	\$289,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,243
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	74 3115 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N5

### Amenities

Amenities	Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Visitor, Skylight
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, See Remarks
Roof	Vinyl Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 24th, 2025

Days on Market 8

Zoning Zone 16

Condo Fee \$330

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