

## \$189,000 - 37 Lancaster Terrace, Edmonton

MLS® #E4448509

**\$189,000**

3 Bedroom, 1.50 Bathroom, 1,242 sqft

Condo / Townhouse on 0.00 Acres

Dunluce, Edmonton, AB

Fantastic starter home or investment property in convenient North Edmonton location. This charming 2 storey townhome offers plenty of space and ease of living in a well run complex. Main level features a galley style kitchen with access to your dining area and windows overlooking your private patio space. Living room with vaulted ceiling and generous storage room complete the main level. Upstairs you will find 3 bedrooms including a nice size primary with 2 piece ensuite. A 4 piece main bath and laundry closet complete the upper floor. Property is close to all amenities, parks and public transportation right outside your front door as well. Great place to call home. Immediate possession available.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448509  |
| Price          | \$189,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,242     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 37 Lancaster Terrace |
| Area        | Edmonton             |
| Subdivision | Dunluce              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 5S3              |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Stall                                                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                    |
| Exterior Features | Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 27         |

Condo Fee                    \$484

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