

## \$209,900 - 835 Erin Place, Edmonton

MLS® #E4443225

**\$209,900**

3 Bedroom, 1.5 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Minutes away from West Edmonton Mall this townhouse with 3 bedrooms and 1.5 bathroom is a must see. The main floor features gleaming maple hardwood with no carpet, fresh paint, and oversized windows that fill the space with natural light. The kitchen offers brand new dishwasher, classic oak cabinetry and ample counter space. A formal dining room and spacious living area adds to the beauty of this unit that comes with a fully finished basement—perfect for a rec room with its own large window. Upstairs you have the generous primary bedroom, full bath, complemented by two spacious bedrooms. Enjoy the privacy of a fenced, landscaped yard complete with a patio. Extras include main floor powder room, ensuite laundry, and plenty of storage throughout. Located just walking distance to transit, schools, parks, and hospitals, with quick access to Whitemud and Anthony Henday. This home comes with High efficiency furnace replaced in 2020 and is freshly painted and is move-in ready!

Built in 1976

### Essential Information

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Price \$209,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,044
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	835 Erin Place
Area	Edmonton
Subdivision	Thorncliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1M6

### Amenities

Amenities	Parking-Extra, Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	63
Zoning	Zone 20
Condo Fee	\$360

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