

## \$259,000 - 193 Roseland Village, Edmonton

MLS® #E4460427

**\$259,000**

3 Bedroom, 2.00 Bathroom, 1,149 sqft

Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Fully renovated townhouse with low condo fees? Yes, please! This 3 bedroom (plus basement office and massive rec room) and two bathrooms townhouse was renovated top to bottom! Enjoy entertaining family and friends in the spacious living room while you prepare treats in a brand new kitchen. Soak in the evening sun on those warm summer days in your West facing fenced yard. With 3 spacious bedrooms and a fully finished basement, you will have plenty of room for the growing family. Located in Northmount, you are surrounded by multiple parks - Evansdale, St. Olga, Glengarry, Patricia - just to name a few. With easy access to Yellowhead Trail to the South and Anthony Henday to the North, you'll have easy access to the entire Capital City. This property needs to be seen in person to be fully appreciated! Welcome home!

\*Some photos are virtually staged\*



Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460427  |
| Price          | \$259,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,149     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1969              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 193 Roseland Village  |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 5R6               |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Vinyl Windows |
| Parking   | Stall         |

### Interior

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

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Brick, Stucco      |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Brick, Stucco      |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 02           |

Condo Fee                    \$296

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