

\$249,900 - 17075 113 Street, Edmonton

MLS® #E4428161

\$249,900

3 Bedroom, 2.50 Bathroom, 1,347 sqft
Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Welcome to your next investment property or first home for only \$249,900. This 1347 sq.ft. 3 bedroom, 2.5 bathroom townhome really has it all: single attached garage, gas fireplace, large owner's suite with double closets and full en suite bath, fully finished basement, deck, and a great location that is minutes from the Anthony Henday. The current tenant has been there for 9 years and would like to stay as they love the place and pay \$1,640 (under market rent and know that this will likely increase) per month plus they pay their own utilities. It is a turn-key investment property which would be a great addition to your portfolio and is easy to maintain because of the long-term tenant.

Built in 1995

Essential Information

MLS® #	E4428161
Price	\$249,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,347
Acres	0.00
Year Built	1995
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	17075 113 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y9

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Baturyn School
Middle	Mary Butterworth School

High Queen Elizabeth School

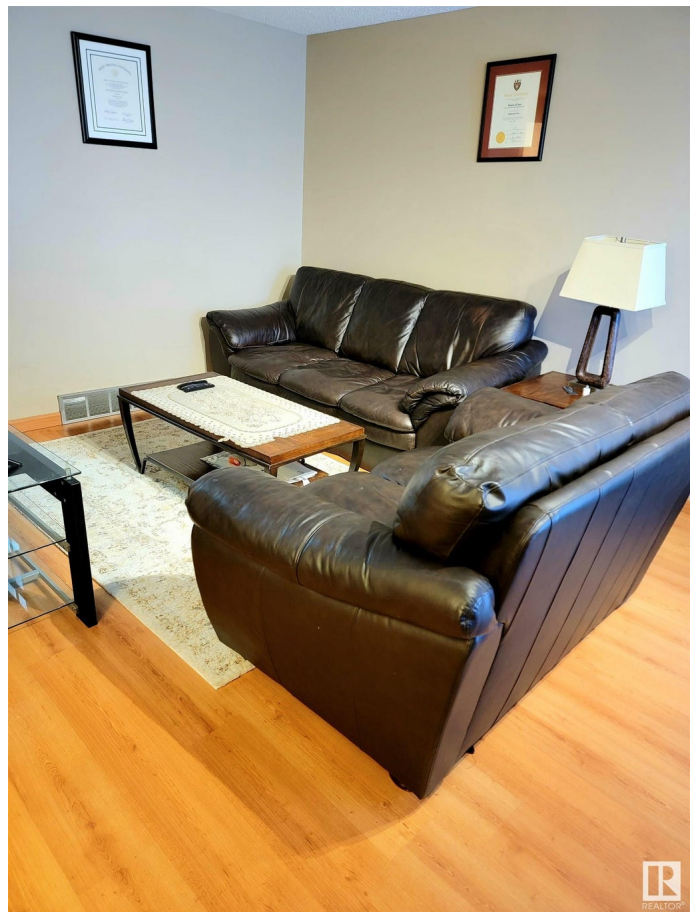
Additional Information

Date Listed March 29th, 2025

Days on Market 13

Zoning Zone 27

Condo Fee \$334



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