

## **\$200,000 - 132 Primrose Gardens Gardens, Edmonton**

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MLS® #E4455581

**\$200,000**

3 Bedroom, 1.50 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Property with huge potential just needing some upgrades and TLC. This 2 storey, end unit townhouse tucked away from busy roads but close to schools, parks and shopping. Located steps away from public transportation and within minutes of the Anthony Henday and Whitemud. This unit allows for easy access to all parts of the city. A fenced front yard welcomes you and provides a great space for BBQing and relaxing outside. Main floor offers a spacious living room with galley style kitchen, dining nook and half bath. Laminate flooring on the main floor. Upstairs you will find 3 good sized bedrooms and a large 4 piece bathroom. Carpet removed for upgrade but could not be completed. Fully finished basement features another bedroom, laundry area, plenty of storage but needs some touchups. All this in a well maintained complex with low condo fees! A perfect property for investors and first time home buyers. No power at home, day showings recommended.



Built in 1973

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4455581  |
| Price     | \$200,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,056             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 132 Primrose Gardens Garden |
| Area        | Edmonton                    |
| Subdivision | Aldergrove                  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5T 0R1                     |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | Stall             |

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator |
| Coverings    |                                   |
| Heating      | Forced Air-1, Natural Gas         |
| Stories      | 2                                 |
| Has Basement | Yes                               |
| Basement     | Full, Finished                    |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stucco                                             |
| Exterior Features | Fenced, Landscaped, Play Areas, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stucco                                             |
| Foundation        | Concrete Perimeter                                       |

### Additional Information



|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 44                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$335               |

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