

# \$265,000 - 56 3115 119 Street, Edmonton

MLS® #E4431804

## \$265,000

3 Bedroom, 1.50 Bathroom, 1,188 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this move-in ready 3-bedroom townhouse offering nearly 1,200 sq ft in the well-managed Derrick Hill Estates. Featuring newer laminate flooring throughout and affordable condo fees. Enjoy the convenience of newer appliances including a 4-piece stove, washer, dryer, and dishwasher (2024). The main floor boasts a spacious open kitchen with dining area, a bright living room with patio doors, and a 2-piece bath. Upstairs you'll find a large primary bedroom, two additional bedrooms, and a 4-piece bathroom. The unfinished basement awaits your personal touch. Prime location with quick access to the LRT, Whitemud, Anthony Henday, shopping, schools, and public transit. Donâ€™t miss this opportunityâ€”come see it today!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431804  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,188     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1982              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 56 3115 119 Street |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5N5            |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | Stall           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 16          |
| Condo Fee      | \$330            |

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Listing information last updated on April 29th, 2025 at 9:17am MDT