

\$199,900 - 4 1 Garden Grove Grove, Edmonton

MLS® #E4443376

\$199,900

3 Bedroom, 1.50 Bathroom, 1,335 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this well-located townhouse offering convenience and comfort in a family-friendly community. Enjoy the benefit of an assigned parking stall right next to the unit for easy access. The main floor features a 2-piece bathroom, a bright dining area with built-in storage, a spacious galley-style kitchen, and a large living room at the back that opens to your own private fenced outdoor space. Upstairs, you'll find 3 generously sized bedrooms, a 4-piece bathroom, and ample closet space. The basement adds incredible value with lots of shelving, a large rec room area, and a utility room with extra storage. Ideally located across from Duggan Park, steps from schools, and just a 5-minute drive to South Edmonton Common. Nestled behind Calgary Trail, youâ€™ll have quick access to shops, dining, and all amenities â€“ everything you need is just minutes away!



Built in 1971

Essential Information

MLS® #	E4443376
Price	\$199,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,335
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4 1 Garden Grove Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

Amenities

Amenities	Off Street Parking, Parking-Visitor
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

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

School Information

Elementary	Duggan School
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Middle	D.S. MacKenzie School
High	Harry Ainlay School

Additional Information

Date Listed	June 19th, 2025
Days on Market	21
Zoning	Zone 16
Condo Fee	\$370

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