

## \$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 |
|------------|---------------|

|        |                       |
|--------|-----------------------|
| Middle | D.S. MacKenzie School |
| High   | Harry Ainlay School   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 16         |
| Condo Fee      | \$370           |

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Listing information last updated on June 23rd, 2025 at 3:02pm MDT