

## \$289,000 - 74 3115 119 Street, Edmonton

MLS® #E4432631

**\$289,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft  
Condo / Townhouse on 0.00 Acres

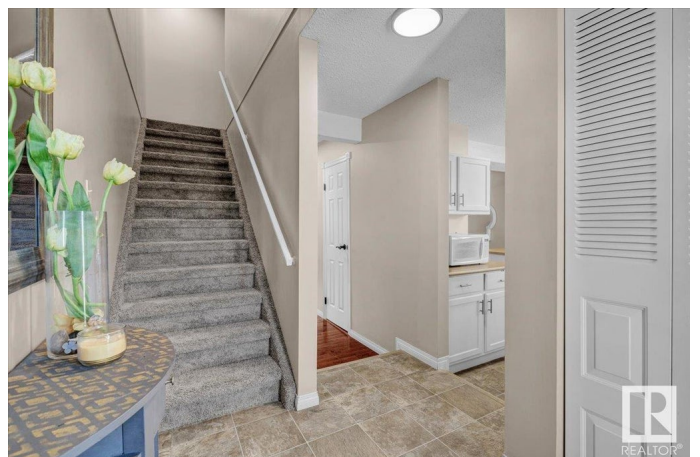
Sweet Grass, Edmonton, AB

Welcome to this updated 3-bedroom townhouse in desirable Sweetgrass, across from the Derrick Golf Course. A well-managed complex with low condo fees - this unit is move-in ready with over 1800 ft<sup>2</sup> of living space! The main floor is bright and inviting with a well-appointed kitchen, a guest bath, and a living room featuring beautiful hardwood floors and a fireplace. Patio doors lead you to a low-maintenance backyard, perfect for summer barbecues and entertaining friends. Upstairs, you'll find a large primary suite with his and her closets, two more bedrooms, a four-piece bath, and a huge linen closet. Enjoy a fully finished basement, the perfect space for movie nights, a home office, or a gym. Ideally located just steps from Whitemud Ravine trails, off-leash dog park, and close to Century Park LRT, transit, schools, and shopping.

Built in 1982

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432631  |
| Price      | \$289,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,243             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 74 3115 119 Street |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5N5            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Visitor, Skylight |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel, Tile Surround   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, See Remarks |
| Roof              | Vinyl Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 24th, 2025

Days on Market 6

Zoning Zone 16

Condo Fee \$330

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Listing information last updated on April 30th, 2025 at 3:02pm MDT