

## \$185,000 - 130 Roseland Village, Edmonton

MLS® #E4462722

**\$185,000**

3 Bedroom, 1.50 Bathroom, 1,174 sqft

Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Affordable 3-Bedroom Townhouse - Perfect Starter Home! This well-maintained 2-storey townhouse offers excellent value for first-time buyers! Features include 3 bedrooms. Fresh paint job. The unfinished basement offers huge potential for rec room or office development. Beautiful private yard perfect for BBQs and entertaining. Reasonable condo fees keep ongoing costs low. Prime location with walking distance to schools, close to parks and playgrounds, just 3 minutes to Northgate & Londonderry Malls, 8 minutes to Costco, and easy public transit access. This is your chance to enter the market affordably while gaining equity in a solid property with room to grow. MUST SEE for young families and investors!

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462722  |
| Price          | \$185,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,174     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1969              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 130 Roseland Village  |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 5R6               |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1                                                                  |
| Parking        | Stall                                                              |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 17                 |
| Zoning         | Zone 02            |

Condo Fee                    \$293

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