

Courtesy Of Kelly A Grant Of Sweetly

## \$260,000 - 13619 28 Street, Edmonton

MLS® #E4426293

### \$260,000

3 Bedroom, 1.50 Bathroom, 1,222 sqft  
Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

This charming 2-storey townhouse in Victoria Square offers 1,222 sqft of living space, featuring 3 bedrooms, 1.5 baths, and low condo fees! Recently upgraded with brand new carpet on the main and upper floors, and new luxury vinyl plank flooring in the fully developed basement, this home is truly move-in ready. The open-concept living and dining area showcases a striking stone feature wall and is filled with natural light. The kitchen offers ample cabinet space, and a convenient 2-piece powder room completes the main level. Upstairs, the primary bedroom includes a walk-in closet and access to the updated 4-piece bathroom, alongside two additional spacious bedrooms. The basement provides a rec room, perfect for family gatherings. Both the front and back yards are fully fenced for privacy. Ideally located near parks, schools, shopping, and all amenities, this property is perfect for family living or as a revenue investment. Move-in ready and pre-inspected—don't miss out on this fantastic value!

Built in 1978

### Essential Information

MLS® # E4426293

Price \$260,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13619 28 Street
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4B5

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking	Front/Rear Drive Access, Parking Pad Cement/Paved

### **Interior**

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belmont School
Middle	John D. Bracco School

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	17
Zoning	Zone 35
Condo Fee	\$308

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