

Courtesy Of Sally Munro Of Century 21 Masters

## \$434,900 - 118 Falconer Court, Edmonton

MLS® #E4428864

**\$434,900**

4 Bedroom, 3.00 Bathroom, 1,260 sqft  
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Sought-after 55+ community of Villas of Riverbend, this half-duplex bungalow condo offers 1259 sq ft + 1150 f/f basement & double attached garage. 2404 total sq ft of living space. Just steps from Riverbend Square, the library & a variety of shops & amenities. Comfort & convenience and features a bright white kitchen with a sit-up counter & spacious eating area. The formal dining room & inviting living room, complete with a cozy gas fireplace, provide ideal spaces for entertaining and relaxation. The main floor has 2 bedrooms & 2 baths with the 2nd bedroom currently used as a den. The primary suite includes both a walk-in closet & a standard closet and a 3 pce ensuite. A laundry area & direct garage access add to the home's practicality. The fully finished basement expands the living space with a generous family room, 2 oversized bedrooms & newer carpeting a 4 pce bath with whirlpool tub. Small pets are allowed with Board approval. Bare land condo CONDO FEE \$450.00/month. Make the move today.

Built in 1999

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428864  |
| Price  | \$434,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,260             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 118 Falconer Court |
| Area        | Edmonton           |
| Subdivision | Falconer Heights   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 2V8            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 14         |
| Condo Fee      | \$450           |

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Listing information last updated on April 18th, 2025 at 3:32pm MDT