

## \$234,900 - 835 Erin Place, Edmonton

MLS® #E4443225

**\$234,900**

3 Bedroom, 1.5 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Minutes away from West Edmonton Mall this townhouse with 3 bedrooms and 1.5 bathroom is a must see. The main floor features gleaming maple hardwood with no carpet, fresh paint, and oversized windows that fill the space with natural light. The kitchen offers brand new dishwasher, classic oak cabinetry and ample counter space. A formal dining room and spacious living area adds to the beauty of this unit that comes with a fully finished basement—perfect for a rec room with its own large window. Upstairs you have the generous primary bedroom, full bath, complemented by two spacious bedrooms. Enjoy the privacy of a fenced, landscaped yard complete with a patio. Extras include main floor powder room, ensuite laundry, and plenty of storage throughout. Located just walking distance to transit, schools, parks, and hospitals, with quick access to Whitemud and Anthony Henday. This home comes with High efficiency furnace replaced in 2020 and is freshly painted and is move-in ready!

Built in 1976

### Essential Information

MLS® # E4443225

Price \$234,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,044             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 835 Erin Place         |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 1M6                |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Parking-Extra, Parking-Visitor |
| Parking   | Stall                          |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Stove-Induction |
| Heating      | Forced Air-1, Natural Gas                           |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                                      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 20         |
| Condo Fee      | \$360           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 6:47am MDT