

\$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 ft² 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 | 8 |
| Zoning | Zone 16 |
| Condo Fee | \$330 |

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Listing information last updated on May 2nd, 2025 at 2:47am MDT