# \$449,900 - 53 1130 Falconer Road, Edmonton

MLS® #E4450839

### \$449,900

3 Bedroom, 3.00 Bathroom, 1,391 sqft Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

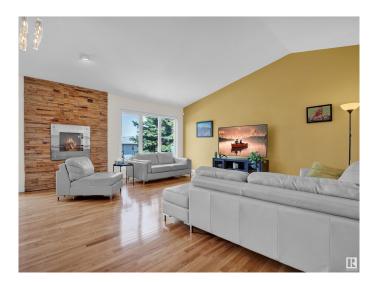
LOCATION! LOCATION! Welcome to this executive townhouse with modern flair in a prestigious area close to shopping, schools, freeways, and amenities! This fully finished walkout offers 3 bedrooms, 3 full baths, and a spacious double garage. You'll love the open concept layout with vaulted ceilings, central A/C, chef-style kitchen with sit-up bar, stainless appliances, and a newer fridge and dishwasher. The walkout basement features new vinyl flooring, a 3rd bedroom, full bath, and blinds. Both the main and basement bathrooms have been beautifully renovated. Upgrades include a glass stair railing, ceramic tile in the foyer and stairs, newer furnace (2018), and full replacement of all plumbing lines and hot water tank in 2023. Complex has replaced all windows and doors. Extra cabinets added in the main bath. Enjoy BBQs with a gas line hookup and walking trails to the river valley just steps away. Laundry is upstairs with the bedrooms. Absolutely gorgeous and move-in readyâ€"this is the one!

Built in 1992

#### **Essential Information**

MLS® # E4450839 Price \$449,900

Lease Rate \$9







Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,391

Acres 0.00

Year Built 1992

Type Condo / Townhouse

Sub-Type Townhouse Style 3 Level Split

Status Active

# **Community Information**

Address 53 1130 Falconer Road

Area Edmonton

Subdivision Falconer Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 2J6

### **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, No Smoking Home,

Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows,

Walkout Basement

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System

Attachments, Washer, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Landscaped, No Back Lane, No Through Road, Playground Nearby,

**Public Transportation** 

Roof Cedar Shakes

Construction Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Elementary Earl Buxton School
Middle Riverbend School

High Lillian Osborne School

#### **Additional Information**

Date Listed August 1st, 2025

Days on Market 95

Zoning Zone 14

Condo Fee \$582

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