

\$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 | 28 |
| Zoning | Zone 14 |
| Condo Fee | \$450 |

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Listing information last updated on May 1st, 2025 at 5:47am MDT