

**\$265,000 - 56 3115 119 Street, Edmonton**

MLS® #E4431804

**\$265,000**

3 Bedroom, 1.50 Bathroom, 1,188 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this move-in ready 3-bedroom townhouse offering nearly 1,200 sq ft in the well-managed Derrick Hill Estates. Featuring newer laminate flooring throughout and affordable condo fees. Enjoy the convenience of newer appliances including a 4-piece stove, washer, dryer, and dishwasher (2024). The main floor boasts a spacious open kitchen with dining area, a bright living room with patio doors, and a 2-piece bath. Upstairs you'll find a large primary bedroom, two additional bedrooms, and a 4-piece bathroom. The unfinished basement awaits your personal touch. Prime location with quick access to the LRT, Whitemud, Anthony Henday, shopping, schools, and public transit. Donâ€™t miss this opportunityâ€”come see it today!

Built in 1982

**Essential Information**

MLS® #	E4431804
Price	\$265,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.00



Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	56 3115 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N5

### **Amenities**

Amenities	No Smoking Home
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	12
Zoning	Zone 16
Condo Fee	\$330

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