

## \$269,900 - 18262 91 Avenue, Edmonton

MLS® #E4449869

**\$269,900**

4 Bedroom, 2.50 Bathroom, 1,424 sqft  
Condo / Townhouse on 0.00 Acres

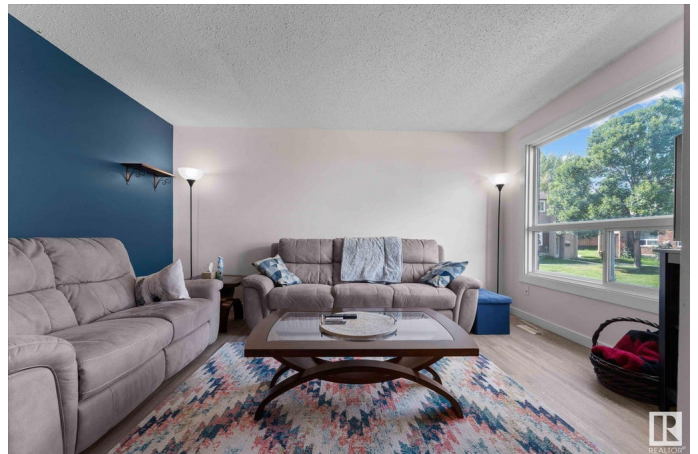
Belmead, Edmonton, AB

**RARE FAMILY STYLE HOME FIND! 4 BEDROOM, 3 BATH, END UNIT** Townhome located in clear sight of Belmead Elementary, parks, playground, WEM, shopping & public transit. This unique property has 3 entrance doors - Front, Back, & side. The side entry could be used for a private office separate from the living quarters so it makes the perfect "work from home office" set up you have ever seen in a townhome! Recent upgrades include, fully painted, laminate floors, carpet, updated bathrooms, closet doors, trim, 5 appliances, etc. One of the best features of this home besides being an end unit is the incredible full ensuite bath in the primary as that is the rarest townhouse feature out there! Enjoy a full fenced south facing yard, visitor parking right beside the unit and ample street parking right out front as well. Basement is partially finished with a theatre style room set up & separate laundry area in the mechanical area. Fantastic location near Henday & 178 incredible price for home like this!

Built in 1977

### Essential Information

MLS® #	E4449869
Price	\$269,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	18262 91 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1T6

### Amenities

Amenities	Closet Organizers, No Smoking Home, Parking-Extra, Parking-Visitor
Parking Spaces	1
Parking	Front Drive Access, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Belmead
Middle	Alex Janvier
High	Jasper Place

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$301

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 July 28th, 2025 at 12:17am MDT