

## \$349,900 - 54 18230 104a Street, Edmonton

MLS® #E4454070

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,550 sqft

Condo / Townhouse on 0.00 Acres

Elsinore, Edmonton, AB

**FIRST TIME BUYER OPPORTUNITY!** This stylish 3 bed, 2.5 bath half duplex in the beautiful community of Legacy Pointe, offers a modern design, low condo fees & an ideal location near parks, shopping & easy access to CFB Edmonton. The bright open-concept main floor features a living room with cozy gas fireplace, flowing into a stunning chef's kitchen with granite counters, stainless steel appliances, custom island with sink & breakfast bar, tiled backsplash & rich dark cabinetry. The dining area opens to a sunny deck. Upstairs you'll find 3 bedrooms, including a spacious primary with walk-in closet & 4-pce ensuite, plus a convenient laundry room all with neutral colours. The partially finished basement with high ceilings offers tons more future living space. Beautifully maintained & move-in ready—this home has fantastic curb appeal and a double garage. Don't miss this incredible opportunity!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454070  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,550             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 54 18230 104a Street |
| Area        | Edmonton             |
| Subdivision | Elsinore             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 0G9              |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Corner, Glass Door, Mantel                                                                                          |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                            |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 27           |
| Condo Fee      | \$309             |

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 August 25th, 2025 at 3:18pm MDT