

## \$249,900 - 17075 113 Street, Edmonton

MLS® #E4428161

### \$249,900

3 Bedroom, 2.50 Bathroom, 1,347 sqft  
Condo / Townhouse on 0.00 Acres

Canossa, Edmonton, AB

Welcome to your next investment property or first home for only \$249,900. This 1347 sq.ft. 3 bedroom, 2.5 bathroom townhome really has it all: single attached garage, gas fireplace, large owner's suite with double closets and full en suite bath, fully finished basement, deck, and a great location that is minutes from the Anthony Henday. The current tenant has been there for 9 years and would like to stay as they love the place and pay \$1,640 (under market rent and know that this will likely increase) per month plus they pay their own utilities. It is a turn-key investment property which would be a great addition to your portfolio and is easy to maintain because of the long-term tenant.

Built in 1995

### Essential Information

MLS® #	E4428161
Price	\$249,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,347
Acres	0.00
Year Built	1995
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17075 113 Street
Area	Edmonton
Subdivision	Canossa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Y9

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Baturyn School
Middle	Mary Butterworth School

High Queen Elizabeth School

### Additional Information

Date Listed March 29th, 2025

Days on Market 20

Zoning Zone 27

Condo Fee \$334



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