

## \$264,900 - 7051 32 Avenue, Edmonton

MLS® #E4440217

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Surrounded by nature, freshly painted, clean, and an excellent location are only a few features of this outstanding end unit townhouse. Situated close to schools, parks, shopping and Hospital this 1208sqft. home is a perfect starter family home. The main floor has lots of natural light as it backs to the south. The living room is highlighted by the fireplace, gorgeous mantle and laminate flooring, plus 3 large windows. The kitchen has excellent appliances, lots of counter space and an eating area. There are patio doors that lead out to the fenced yard and wood patio, great for BBQ's and kids. The top floor has 3 good sized bedrooms, all with newer windows and laminate floors. The main 4 piece bath is updated, there is also a new 3 piece bath on the main floor. The unfinished basement has high efficient furnace and loads of storage. There are not many townhomes available in this condition, perfect location, and also have a DOUBLE ATTACHED GARAGE. Close to all amenities, schools, and LRT! Amazing value!

Built in 1976

### Essential Information

MLS® # E4440217

Price \$264,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,208
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7051 32 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2K9

### Amenities

Amenities	Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025  
Days on Market                12  
Zoning                              Zone 29  
Condo Fee                        \$607

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