

**\$388,800 - N/A, Edmonton**

MLS® #E4428453

**\$388,800**

2 Bedroom, 3.50 Bathroom, 1,035 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Check out this brand-new duplex located just minutes from downtown Edmonton! No Condo Fees! With 1035 square feet of modern living space, this property features 2 spacious bedrooms upstairs, each with its own ensuite for maximum comfort. The bright, modern kitchen is perfect for cooking and entertaining. The fully developed basement with a convenient side entrance, offers flexible options to suit your needs. Enjoy the added bonus of a single detached garage. Don't miss the opportunity to make this versatile and stylish home yours!

Built in 2023

**Essential Information**

MLS® #	E4428453
Price	\$388,800
Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,035
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey



Status                      Active

**Community Information**

Address                      N/A  
Area                            Edmonton  
Subdivision                  Alberta Avenue  
City                            Edmonton  
County                        ALBERTA  
Province                      AB  
Postal Code                  T5G 1A8

**Amenities**

Amenities                    Ceiling 9 ft., Closet Organizers  
Parking                      Single Garage Detached

**Interior**

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

**Exterior**

Exterior                      Wood, Vinyl  
Exterior Features          Back Lane, Fenced, Flat Site, Shopping Nearby  
Roof                           Vinyl Shingles  
Construction               Wood, Vinyl  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  April 1st, 2025  
Days on Market              77  
Zoning                        Zone 05

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