

## \$250,000 - 7061 32 Avenue, Edmonton

MLS® #E4440393

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Numerous upgrades have been completed to this spacious townhome with a double attached garage! The kitchen will impress the chef in the family. Renovated with soft close cabinets, tile flooring, granite counters, stainless steel appliances including a gas stove and subway tile backsplash. The patio door opens to a large south facing yard. Living room with newer flooring features a wood fireplace and there is also a 2 piece bathroom with updated vanity. Upstairs there are three bedrooms with updated flooring and a main bathroom with soaker tub and updated lighting and toilet. Bring your decorating ideas to the finished basement with workshop area, rec room and laundry. This is not your typical condo townhome! Prime location near parks, schools and LRT train. Visitor parking is throughout the complex plus there is ample street parking available.

Built in 1976

### Essential Information

MLS® #	E4440393
Price	\$250,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,216
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	7061 32 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2K9

### **Amenities**

Amenities	On Street Parking, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 29
Condo Fee	\$607

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Listing information last updated on June 17th, 2025 at 4:17pm MDT