

## \$274,900 - C7 Garden Grove Grove, Edmonton

MLS® #E4444988

**\$274,900**

3 Bedroom, 1.50 Bathroom, 1,304 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

This lovely & bright townhome with 1300 sq ft living space +finished basement awaits you! The main floor has laminate flooring. Enjoy the spacious living room with patio doors to your private yard. The kitchen has upgraded appliances. The breakfast nook is cozy and has a window. A lot of exterior improvements have been done in the complex. the 2-piece bath completes the main level. Are you looking for a roomy primary bedroom? You will appreciate this one here with room for more furniture. The 2nd & 3rd bedrooms have good sizes as well. The full bathroom is modern looking! The basement is 90% finished with 2 family rooms. The washer and dryer are also upgraded. Garden Grove village is located with easy access to public transit. Close to schools, parks, walking trails, shopping, banking & more. Within minutes drive to South Common Shopping outlets or SOUTHGATE MALL.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444988  |
| Price      | \$274,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,304             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | C7 Garden Grove Grove |
| Area        | Edmonton              |
| Subdivision | Duggan                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6J 2L3               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Partially Finished                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                    |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stucco, Vinyl                    |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 56      |
| Zoning         | Zone 16 |
| Condo Fee      | \$375   |

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 21st, 2025 at 11:47am MDT