

## \$175,000 - Roseland Village, Edmonton

MLS® #E4440960

**\$175,000**

3 Bedroom, 1.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Looking for affordability & Low Condo fees? Roseland Village offers the perfect place to raise a family in a secure townhouse community. This end unit townhouse has 3 Generous Sized Bedrooms, 1.5 Baths a full Basement, energized parking stall and a small yard. Pets are welcome. Why not customize, upgrade & tinker while building equity in your own home rather than spending money on renting. Close to Schools, Shopping and Playgrounds, you also have easy access to Northgate, Londonderry Mall, Hwy 2 North and the Manning Freeway. Newer Hot water Tank. Some Pictures are Virtually Staged. With a bit of elbow grease make this a great home or rental!

Built in 1969

### Essential Information

MLS® #	E4440960
Price	\$175,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1969



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	Roseland Village
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5R6

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 02
Condo Fee	\$296

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