

## \$129,000 - N/A, Edmonton

MLS® #E4445777

**\$129,000**

1 Bedroom, 1.00 Bathroom, 639 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

University students-Whyte Avenue lovers. This 1 bedroom condo is meant for you! This bright , TOP FLOOR, faces onto a tree lined street. Its a short walk to U of A or Whyte Avenue. Sherwood Glen is a well kept building with reasonable condo fees that includes HEAT and WATER. Parking is super convenient as the parking stall is right by the back door and you can control the power to your energized plug in from inside your suite. There is an in suite washer for your laundry convenience as well as dryers in the basement. This is a great opportunity to live in this very desirable community of Garneau-and is very affordable!

Built in 1966

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445777          |
| Price          | \$129,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 639               |
| Acres          | 0.00              |
| Year Built     | 1966              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Garneau  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 2H9  |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Parking-Plug-Ins, Security Door, See Remarks |
| Parking   | Stall                                        |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Hot Water, Natural Gas                                                                     |
| # of Stories | 3                                                                                          |
| Stories      | 1                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 15        |
| Condo Fee      | \$387          |

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