# \$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 12

Zoning Zone 29

Condo Fee \$607

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 June 16th, 2025 at 7:47pm MDT