

## \$210,000 - 283 Primrose Gardens Gardens, Edmonton

MLS® #E4460747

**\$210,000**

3 Bedroom, 1.50 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

This 2-storey end-unit townhouse offers 3 bedrooms, 1.5 bathrooms, and a fully finished basement, presenting an excellent opportunity for first-time buyers or downsizers. With a functional layout and generous living space, this home is ready for your personal touch and updates to unlock its full potential. Ideally located, it backs onto a tranquil greenbelt while remaining just minutes from West Edmonton Mall, public transit, schools, and a wide range of amenities. The combination of convenience, privacy, and value makes this property a smart choice for those looking to invest in a home they can truly make their own.

Built in 1973

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4460747          |
| Price          | \$210,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,096             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 283 Primrose Gardens Gardens |
| Area        | Edmonton                     |
| Subdivision | Aldergrove                   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5T 0R8                      |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Parking-Plug-Ins |
| Parking Spaces | 1                |
| Parking        | Stall            |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 3                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 20           |
| Condo Fee      | \$335             |

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Listing information last updated on October 26th, 2025 at 3:17pm MDT