

## **\$538,000 - 4 925 Picard Drive, Edmonton**

MLS® #E4437617

**\$538,000**

3 Bedroom, 2.00 Bathroom, 1,408 sqft  
Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

Original owner unit in Premium condition. Being one of the first buyers during new construction provided the benefit of picking a prime location within the complex. It also gave the owner the opportunity to make improvements to original plans. One of the most significant and rarely seen in any home was the installation of two independent heating systems. One forced air furnace and the other running off a boiler. Backyard space faces south west and is much larger than most in complex. Also overlooks a green space that has a number of amenities. Outdoor ice rink, Soccer field and playground. Lewis Estates Golf Course also backs onto complex. Other highlights: 3 bedrooms, 2 baths with the ability to create a third. Main floor laundry, Two fireplaces, Built in sound system, Air cond, Vaulted ceilings, Hardwood flooring, Massive kitchen with tremendous storage and large banks of windows. From kitchen you access a private deck with retractable awning. Lower level was finished to the same standards.

Built in 1998

### **Essential Information**

MLS® #	E4437617
Price	\$538,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4 925 Picard Drive
Area	Edmonton
Subdivision	Potter Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H3

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	10
Zoning	Zone 58
Condo Fee	\$449

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