

## \$269,900 - 102 Primrose Gardens Gardens, Edmonton

MLS® #E4440696

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

**PREMIUM TOWNHOME!** Beautifully renovated throughout, this stylish & affordable home is perfect for first time buyers or investors. Located in the desirable west end community of Aldergrove, Primrose Gardens is an efficiently run, well managed complex with **LOW CONDO FEES**. Some of the many upgrades include gorgeous new flooring, designer lighting, fresh paint & a stunning new kitchen with contemporary 2-tone cabinetry, subway tile backsplash & quality s/s appliances. The open design concept has a bright & sunny living room with a huge picture window allowing plenty of natural light, a custom chef's kitchen & 2 pce bath. Upstairs has 3 generous bedrooms and a full family bathroom with all new fixtures and fittings. The basement offers lots more living space with a huge recreation room, den and laundry area. The attractive exterior has a fully fenced yard **OVERLOOKING GREENSPACE!** Close to everything the vibrant West End has to offer, excellent restaurants, major shopping (WEM), YMCA, parks & great schools!



Built in 1973

### Essential Information

MLS® # E4440696

Price \$269,900

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,093
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	102 Primrose Gardens Gardens
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0R1

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	18
Zoning	Zone 20
Condo Fee	\$335

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 23rd, 2025 at 7:47pm MDT