

## \$274,900 - C7 Garden Grove Grove, Edmonton

MLS® #E4444988

**\$274,900**

3 Bedroom, 1.50 Bathroom, 1,304 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

This lovely & bright townhome with 1300 sq ft living space +finished basement awaits you! The main floor has laminate flooring. Enjoy the spacious living room with patio doors to your private yard. The kitchen has upgraded appliances. The breakfast nook is cozy and has a window. A lot of exterior improvements have been done in the complex. the 2-piece bath completes the main level. Are you looking for a roomy primary bedroom? You will appreciate this one here with room for more furniture. The 2nd & 3rd bedrooms have good sizes as well. The full bathroom is modern looking! The basement is 90% finished with 2 family rooms. The washer and dryer are also upgraded. Garden Grove village is located with easy access to public transit. Close to schools, parks, walking trails, shopping, banking & more. Within minutes drive to South Common Shopping outlets or SOUTHGATE MALL.

Built in 1971

### Essential Information

MLS® #	E4444988
Price	\$274,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,304
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	C7 Garden Grove Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
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Days on Market	63
Zoning	Zone 16
Condo Fee	\$375

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