

## \$289,000 - 74 3115 119 Street, Edmonton

MLS® #E4438556

**\$289,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft  
Condo / Townhouse on 0.00 Acres

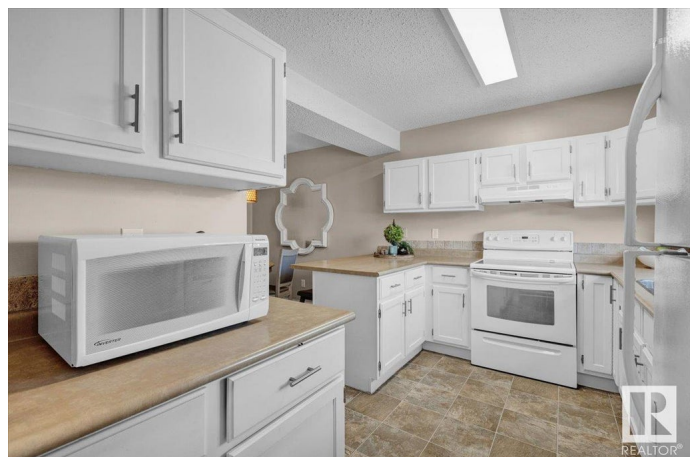
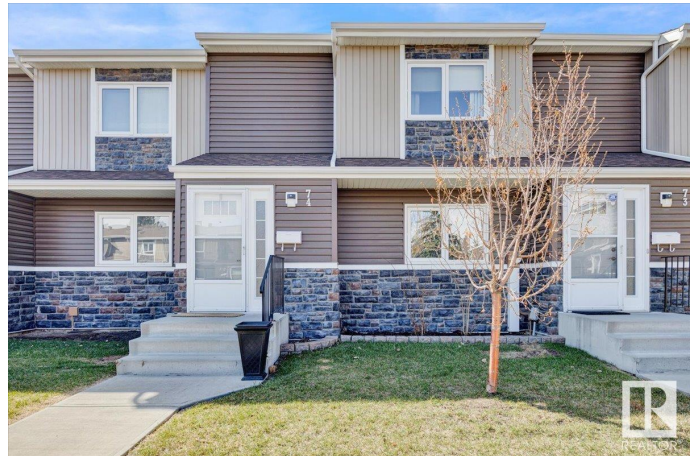
Sweet Grass, Edmonton, AB

Welcome to this updated 3-bedroom townhouse in desirable Sweetgrass, across from the Derrick Golf Course. A well-maintained complex with low condo fees - this unit is move-in ready with over 1800 ft2 of living space! The main floor is inviting and clean with a bright kitchen, guest bath and living room featuring hardwood floors and fireplace. Patio doors lead you to a low-maintenance backyard, perfect for summer barbeques and entertaining friends. Upstairs you'll find a large primary suite with huge his and her closets, two more bedrooms, and a four piece bath. Enjoy a fully finished basement, the perfect space for movie nights, a home office or a gym. Upgrades include: Furnace(2018), HWT(2024), parking lot(2021) and a fully renovated exterior envelope (2022). Condo assoc. is strong financially with no major assessments expected in coming years. Ideally located just steps from Whitemud ravine trails, an off leash dog park, and close to Century Park LRT, schools and shopping.

Built in 1982

### Essential Information

MLS® #	E4438556
Price	\$289,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	74 3115 119 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N5

### Amenities

Amenities	Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Skylight, Storage-In-Suite, Vinyl Windows
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Schools, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
Days on Market	5
Zoning	Zone 16
Condo Fee	\$330

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Listing information last updated on May 31st, 2025 at 2:32am MDT