

\$434,900 - 118 Falconer Court, Edmonton

MLS® #E4428864

\$434,900

4 Bedroom, 3.00 Bathroom, 1,260 sqft
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Sought-after 55+ community of Villas of Riverbend, this half-duplex bungalow condo offers 1259 sq ft + 1150 f/f basement & double attached garage. 2404 total sq ft of living space. Just steps from Riverbend Square, the library & a variety of shops & amenities. Comfort & convenience and features a bright white kitchen with a sit-up counter & spacious eating area. The formal dining room & inviting living room, complete with a cozy gas fireplace, provide ideal spaces for entertaining and relaxation. The main floor has 2 bedrooms & 2 baths with the 2nd bedroom currently used as a den. The primary suite includes both a walk-in closet & a standard closet and a 3 pce ensuite. A laundry area & direct garage access add to the home's practicality. The fully finished basement expands the living space with a generous family room, 2 oversized bedrooms & newer carpeting a 4 pce bath with whirlpool tub. Small pets are allowed with Board approval. Bare land condo CONDO FEE \$450.00/month. Make the move today.

Built in 1999

Essential Information

MLS® #	E4428864
Price	\$434,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	118 Falconer Court
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V8

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	Zone 14
Condo Fee	\$450

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