

## \$220,000 - 5e 1 Garden Grove, Edmonton

MLS® #E4456641

**\$220,000**

3 Bedroom, 1.50 Bathroom, 1,270 sqft  
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

\$10,000+10,000 price reduction from \$240,000. Located opposite Duggan school, a Daycare, playground and public transportation. A senior home is also just opposite it. Very suitable and convenient for families with small school going kids. Sky hills is also not too far. Bus stop is just few meters away. Very well maintained and cared for. Main level consists Kitchen, dining area, living room and a half Washroom. Upper level: 3 Bedrooms. Basement: A huge family room, utilities room.

Built in 1971

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456641          |
| Price          | \$220,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,270             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5e 1 Garden Grove |
| Area        | Edmonton          |
| Subdivision | Duggan            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 2L3           |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Hot Water Natural Gas, Patio |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

## Interior

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

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Fenced, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

## School Information

|            |                 |
|------------|-----------------|
| Elementary | Duggan          |
| Middle     | D. S. MacKenzie |
| High       | Harry Ainlay    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 35                  |
| Zoning         | Zone 16             |

Condo Fee                    \$369

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Listing information last updated on October 10th, 2025 at 6:32pm MDT