

## **\$319,000 - 93 Hearthstone, Edmonton**

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MLS® #E4426030

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,354 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Location Location Location! Welcome to Brander Gardens a lovely , safe and quiet tree lined complex, located in the heart of Terwillegar walking distance to River Valley trails, dog friendly neighbourhood with many off leash dog parks, and many great cafes and shopping. This wonderful 1354 sq ft 2 story end unit town home offers 3 bedrooms, 3 bathrooms, f/fin basement with kitchen, single attached garage and your very own back yard. The main floor is flooded with natural light from your west facing back yard, spacious entrance, large living room with wood burning fireplace, dining room, gally kitchen with a brand new refrigerator and rounded off with a powder room. Upstairs features 3 large bedrooms and a 4 piece bathroom, the primary is complete with a walk in closet an access to the bathroom. The finished basement is great for entertaining, the fantastic rec rom is coupled with a kitchen and laundry room includes brand new washer and dryer. A must see property with undeniable value!



Built in 1976

### **Essential Information**

MLS® #	E4426030
Price	\$319,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	93 Hearthstone
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5E5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 17th, 2025
Days on Market	45
Zoning	Zone 14
Condo Fee	\$486

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