

## \$475,000 - 122 Falconer Court, Edmonton

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MLS® #E4438081

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,418 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

RARE GEM â€“ NO ATTACHED NEIGHBOUR! Enjoy having your own home in The Villas at Riverbend 45+ Community. This fully finished bungalow offering over 2,500 sq ft total living space & a total of 4 bedrooms, is move in ready. Private front foyer leads into your formal dining & living room w/ VAULTED CEILING, an abundance of windows for natural light & 3 sided gas f/p. Around the corner, your kitchen is complete w/ newer granite countertops (approx. 10 yrs), some updated appliances (induction stove, microwave, d/w 2020) & a walk in pantry. Also featuring newer hardwood flooring (approx. 8-9 yrs), spacious dining nook w/ patio door access to deck (w/ gas line). Spacious Primary suite w/ walk-in closets & 4 piece ensuite. Second bedroom could be an office, next to a 3-piece bath. The laundry room (2019) is tucked away along w/ access to DOUBLE ATTACHED GARAGE. FULLY FINISHED BASEMENT w/ 9 ft ceilings, generous rec room PLUS 2 ADDITIONAL LARGE BEDROOMS & 4-piece bath. A/C & PETS ALLOWED. SHINGLES MAY 2025.



Built in 1999

### Essential Information

MLS® # E4438081

Price \$475,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,418
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### Community Information

Address	122 Falconer Court
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V8

### Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	Zone 14
Condo Fee	\$450

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Listing information last updated on June 16th, 2025 at 9:17pm MDT