

**\$229,888 - N/A, Edmonton**

MLS® #E4436263

**\$229,888**

2 Bedroom, 2.00 Bathroom, 959 sqft  
Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Palisades Pointe Villas, third floor unit with a wonderful balcony view. Offers an excellent floorplan with 2 spacious bedrooms and 2 full bathrooms. Property includes TITLED, heated underground parking stall, along with a storage locker. Generous sized primary bedroom features a walk-in closet and a 4pc ensuite. Well planned floorplan includes for a generous dining area, features a well-designed kitchen and eating bar and a nice living room space. The balcony includes a bbq gas line. Finished with laminate flooring and carpet, this unit is a great starter opportunity. Close to all amenities: schools, shopping, public transportation, and with quick access to the both Yellowhead Trail and the Henday.

Built in 2007

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4436263  |
| Price          | \$229,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 959       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Baranow  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5X 0B6  |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                                |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                   |
| # of Stories      | 4                                                                     |
| Stories           | 1                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | None, No Basement                                                     |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 36             |

Zoning                      Zone 27  
Condo Fee                \$467



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